

CITY OF FREDERICK  
PLANNING COMMISSION  
**PROJECT STAFF REPORT - ADDENDUM**

January 23, 2012

**PROJECT INFORMATION**

**AGENDA ITEM:** A.  
**NAME OF PROJECT:** FREDERICK MEMORIAL HOSPITAL  
**TYPE OF PROJECT:** FINAL SITE PLAN - ADDENDUM  
**CASE NUMBER:** PC11-597FSI

**APPLICANT:** FREDERICK MEMORIAL HOSPITAL  
**ADDRESS:** 400 WEST 7TH STREET  
FREDERICK, MD 21701

**REVIEWED BY:** Brandon Mark  
**DATE:** January 19, 2012

**EXHIBITS:**

1. Letter of Requesting Substitution (1/18/2012)
2. Architectural Narrative (1/17/2012)
3. Site Plan Depicting the Proposed Revision

**BACKGROUND INFORMATION**

As part of fulfilling the architectural design elements as required by Section 604(d) of the Land Management Code for development proposals within the Institutional (IST) zoning district, the Applicant must meet four of eleven elements.

In the staff report originally published on January 3, 2012 the Applicant proposed to satisfy the requirement by utilizing element (604)(d)(B) *Building Structure*, (E) *Ground Floor Design*, (I) *Mechanical Equipment* and (K) *Other elements approved by the Planning Commission*. Attached as an exhibit to the original report, entitled *Architectural Narrative*, the Applicant provided justification as to how the project met the four components of the design criteria. Based on the Applicants response, Staff recommended approval of the architectural elevations as proposed.

Since the original publication of the staff report, the Applicant has requested to revise the criteria in which utilize to meet the requirement of the design standards. The justification as to why they are making this request is attached to this Addendum.

## STAFF COMMENTS & ANALYSIS

The Applicant had originally fulfilled Element 604(d)(K), *Other elements approved by the Planning Commission* by justifying that decorative metal screen walls on the front face of the garage to present a visually interesting façade as well reduce the bulk and provide a pedestrian scale to the adjacent walkways. The Applicant has stated the reason for the substitution is to provide flexibility to the hospital as they are unsure of the funding and compatibility of the screen walls to the existing hospital.

The Applicant has requested to substitute Element K with Element (J), *Amenities*. As part of fulfilling this element the applicant must provide at least one (1) linear foot of seating for each fifty (50) linear feet of sidewalk or two hundred (200) square feet of open space area. In addition the Applicant must provide two amenities in a designated open space area. The intent of this element is to provide the atmosphere of a public gathering space, albeit on private property.

The Applicant has proposed to provide the gathering space, south of the garage, around an existing monument, adjacent to the surrounding community. The Applicant is required to install 33 linear feet of seating as frontage including sidewalks adjacent to Park Avenue and Seventh Street is 1,633 feet in length. The proposal includes 36 linear feet of seating by installing six benches, each six feet in length. In addition, the Applicant has proposed to install a planting bed containing shrubs, ornamental grasses as well as perennials, and decorative lamp post lighting.

Attached to this Addendum the Applicant has provided a site plan depicting the substation as well as a revised Architectural Narrative and a letter explaining the proposal.

## STAFF RECOMMENDATION

Staff considers the substitution of the elements as an improvement of the proposal, as such will continue to recommend approval of the architectural elevations for compliance with the building and urban design standards for the IST zoning district.

January 18, 2012

Frederick City Planning Department  
Municipal Office Annex  
140 West Patrick Street  
Frederick, MD 21701

Attn.: Brandon Mark, City Planner

Re: PC11-597FSI - Frederick Memorial Hospital Parking Deck

Dear Mr. Mark:

Per our previous discussions, the Site Plan Staff Report, for the aforementioned project, includes four architectural design elements as required by Section 604(d) of the Land Management Code. These elements are listed on Page 3 as B, E, I and K. Element K currently includes architectural screens which will be placed on the northern and western sides of the parking deck expansion. Frederick Memorial Hospital would like to have flexibility as to when the screens are installed on the parking deck; there may be a need/want to postpone the installation until a later date due to both cost and the feeling that the architectural design will not blend well with the current architecture of the hospital. FMH has committed to installing these screens but would like to request that another architectural element option be tied to site plan approval.

To that extent FMH would like to offer that design element J is approved in lieu of item K. FMH will make improvements to the existing memorial at the intersection of Park Ave and Elm St. This area, while on private property, will act as public parkland for use by staff, visitors and local residents. To meet the design criteria we offer the following data to support or request:

There is 1,633 lf of sidewalk along the FMH frontage including Seventh St. and Park Ave. Per 604(d)(3)j - 1 linear foot of seating is required for every 50 linear feet of sidewalk, therefore we would be required to provide 33 LF of seating. FMH will provide six (6) park benches each 6 linear feet for a total of 36 ft. of seating. In addition FMH will provide two additional amenities in the open space area. These two amenities will be planting beds which will include various evergreen shrubs, ornamental grasses and various perennials. FMH will also provide decorative lamp post lighting to enhance the open space area. We feel that providing a garden setting such as this will provide a greater benefit to the community than the previously mentioned architectural screens.

Attached herewith, please find 10 copies of the final site plan for the above referenced project revised to incorporate these design changes.

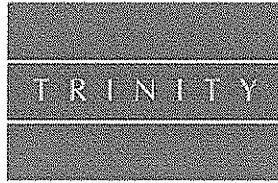
If you have any questions, please contact me at 301-695-0880.

Sincerely,  
Fox & Associates, Inc.

Joseph H. Ceci, P.E.  
Associate/ Project Manager

cc: Brian Reynolds – Trinity Health Group  
Jeff Bellinski - Hplex

Enclosures: As Stated



## **Frederick Regional Health System: Parking Garage Expansion**

Frederick, Maryland

### **Architectural Narrative**

September 26, 2011  
rev. November 28, 2011  
rev. January 3, 2012  
rev. January 17, 2012

#### **Project Description:**

Frederick Regional Health System is proposing a 160,000sf expansion of their existing 5 story 300,000sf parking garage to accommodate the continued increased demand for conveniently located parking for hospital staff, physicians and visitors. The expansion will extend the existing garage toward the north.

#### **Project Details:**

Public entry/exit will be primarily from the reconfigured drive to the north and the existing west entry/exit. A new entry/exit is being proposed from the south (Park Avenue) to the existing garage for physician access. In addition to providing a dedicated physician entry/exit the proposed south access point is required to maintain continued access to the garage during construction of the expansion and future development to the north of the garage. Pedestrian access will be maintained at all existing pedestrian access points and will be provided at new access points by means of concrete sidewalks.

#### **Existing Exterior Materials:**

The existing parking garage is a pre-cast concrete structure (columns, floor system and exterior panels). The exterior pre-cast panels alternate in a horizontal banding rhythm between concrete with an exposed aggregate inset and brick veneer cladding. The stair towers are clad with a brick veneer with window openings that have clear anodized aluminum frames and clear glazing. The ground floor of the garage is secured by full height, black chain link fencing.

#### **Proposed Exterior Materials:**

The proposed expansion is a pre-cast concrete structure to match the existing. The exterior pre-cast panels are clad with a brick veneer to match the existing. The proposed stair tower will be clad with a clear anodized aluminum and glass curtainwall system. Pilasters on the proposed north and west elevations of the addition and an accent wall on the east side of the new stair tower will be clad in a cast stone veneer. The base level of the expansion will also be clad in a cast stone veneer.

**Land Management Code Requirements:**

Per the City of Frederick Land Management Code the proposed parking garage expansion is required to comply with Section 604, Design and Improvement Standards. The proposed parking garage expansion is classified as a Class C building and shall include at least four of the following elements. Given that the project is a proposed addition to a parking structure and is located on a hospital campus, not all criteria listed in the elements are applicable.

**A. Building Orientation:** *Buildings subject to this section shall be oriented to the street...*

1. The portion of the parking garage oriented to the street (Park Ave) is existing construction. The proposed addition is oriented toward a loop road interior to the hospital campus.
2. The new proposed vehicular and pedestrian entrances face the internal loop road and landscaped storm water management area. Sidewalks are provided at the pedestrian entrance.
3. This requirement is not applicable. The proposed parking garage expansion does not contain street level uses.
4. This requirement is not applicable. Parking is provided within the proposed structure.
5. All pedestrian access from the public sidewalk, street right-of-way or driveway to the principal structure is provided by concrete sidewalks.

**B. Building Structure:** *Buildings exceeding two stories shall incorporate a base, middle and a cap as described below...*

1. The proposed parking garage expansion is 5 tiers to match the existing parking garage. The addition has been designed to include a new stair/elevator tower and pilasters articulated with a cast stone veneer water-table base, cast stone middle section and a cast stone cap.

The guidelines for windows, balconies, cornice and roof overhang are not applicable to the parking garage building type.

**C. Frontage Build-out:** *At least seventy percent (70%) of the lineal area within the minimum and maximum front setback must be occupied by buildings...*

1. The proposed parking garage expansion is located within the hospital campus and is not defined by lot lines. The addition is bordered on the west by an existing access road and to the north by a storm water management area and an internal loop road.

**D. Building Modulation:** *Façade width shall not exceed the following...*

1. The proposed parking garage expansion is articulated with pilasters that modulate portions of the façade facing the internal loop road into increments of 30 feet and 36 feet.

**E. Ground Floor Design:** *The ground floor of the entryway shall align with the sidewalk elevation...*

1. Both the vehicular and pedestrian access points of the proposed addition are aligned with the sidewalk elevation.

**F. Streetwall Standards:** *In order to bring buildings closer together, thereby forming a "streetwall" effect, the side setback shall be a minimum of zero and a maximum of ten feet...*

1. This requirement is not applicable. The proposed parking garage expansion faces an internal loop road.

**G. Windows and Entryways:**

1. The proposed parking garage expansion provides openings as opposed to windows. These openings are aligned with the lined openings of the existing garage and are dictated by construction type and life safety code compliance for structured parking.
2. Ground floor active uses are not practically provided in this parking structure design.
3. Solid wall area does not exceed 20 feet in length.
4. Street level retail uses are not provided in the proposed parking garage addition.
5. Recessed entry doorways are not practical in the proposed parking garage addition.
6. A maximum setback waiver is not applicable for this project.
7. Canopies and awnings are not proposed for the parking garage addition.

**H. Active Uses:** *In order to stimulate pedestrian activity... devote at least fifty percent (50%) of the net first floor area to activate uses...*

1. Active first floor uses are not provided in the proposed parking garage addition.

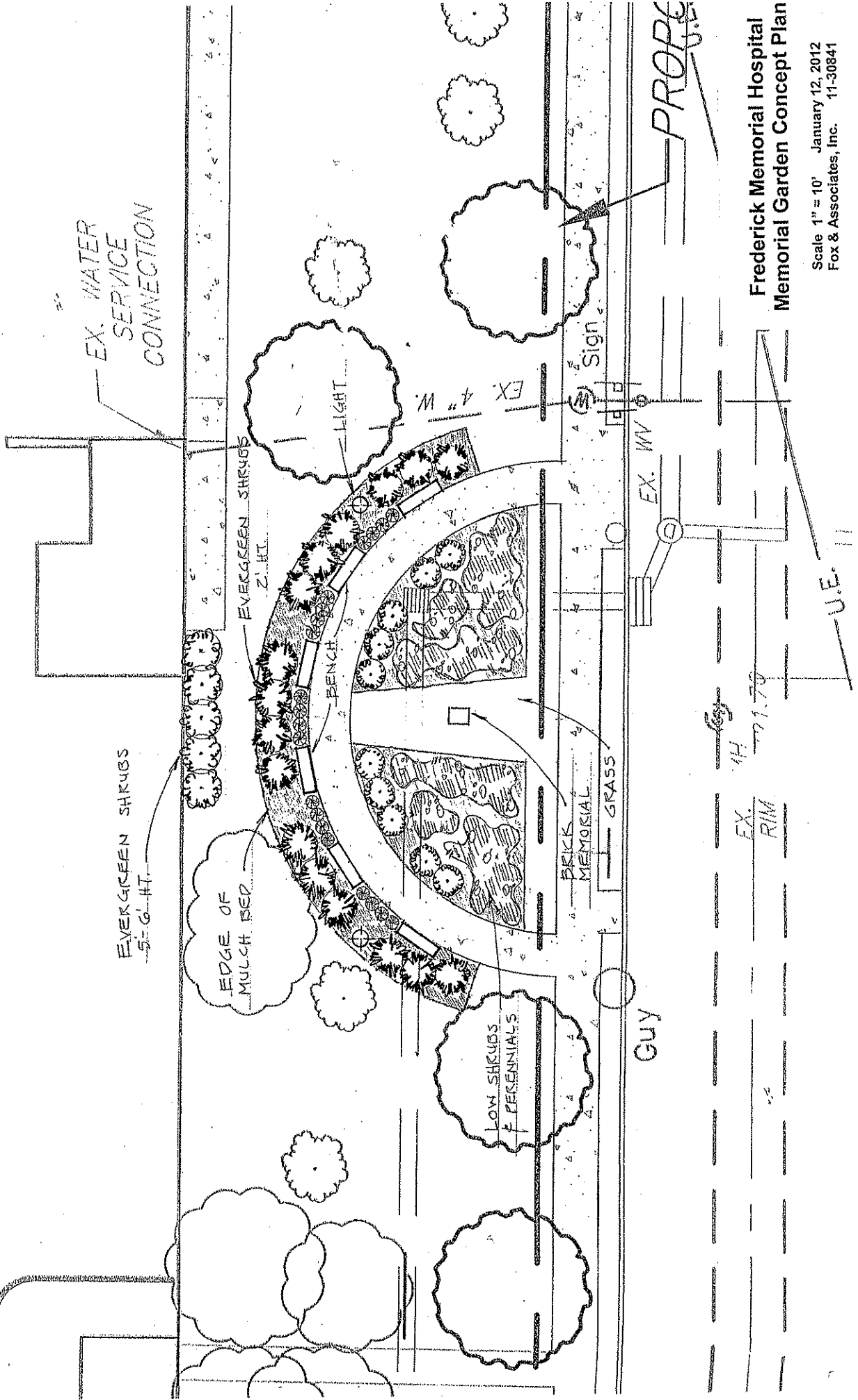
**I. Mechanical Equipment:** *Mechanical equipment... shall not be visible from the front property line.*

1. There is no proposed roof mounted mechanical equipment. The final location of any wall mounted components (such as the standpipe Siamese connection, etc.) shall be coordinated to minimize visibility while maintaining necessary access.

**J. Amenities:** *At least one linear foot of seating shall be provided for each fifty linear feet of sidewalk or two hundred feet of open space area...*

1. New bench seating, planted beds, and ornamental lamp posts are being provided at the existing open space at the south end of the existing garage.

LIVVIAVUC



Frederick Memorial Hospital  
Memorial Garden Concept Plan

Scale 1" = 10' January 12, 2012  
Fox & Associates, Inc. 11-30841

**CITY OF FREDERICK  
PLANNING COMMISSION  
PROJECT STAFF REPORT**

January 23, 2012

**PROJECT INFORMATION**

**AGENDA ITEM:**

**NAME OF PROJECT:** Frederick Memorial Hospital (FMH) –Parking Deck  
Expansion

**TYPE OF PROJECT:** Final Site Plan

**CASE NUMBER:** PC11-597FSI

**PROPERTY OWNER:** Frederick Memorial Healthcare System  
C/o Craig Rosendale

**ADDRESS:** 400 W. 7<sup>th</sup> St.  
Frederick, MD 21701

**DEVELOPER:** Same as above

**ADDRESS:**

**PHONE NUMBER:** 240-566-3300

**APPLICANT:** Fox & Associates, Inc.  
C/o Joseph Ceci

**ADDRESS:** 82 Worman's Mill Ct., Suite G  
Frederick, MD 21701

**PHONE NUMBER:** (301) 695-0880

**PROPERTY  
LOCATION:** 400 W. 7<sup>th</sup> St.

**REVIEWED BY:** Brandon Mark  
**DATE:** January 3, 2012

**EXHIBITS:** Supplemental Architectural Elevations  
Modification Request  
Architectural Narrative  
Letters of Opposition (18)  
Letter with petition attached

**PROJECT PROPOSAL**

The Applicant is requesting final site plan approval for a 31,622 square foot expansion of the existing parking deck to accommodate a net increase of 420 spaces.

The Applicant is also requesting the following modification to the Land Management Code (LMC):

- A modification to the Section 605(e), Table 605-3 for the property line screening requirements.

## BACKGROUND INFORMATION

PRIOR CASES	Case Number & Date of Approval
Annexation	N/A
Zoning Map Amendment	N/A
Sketch Plan	11-127SKT
Master Plan	N/A
Preliminary Subdivision Plan	N/A
Final Subdivision Plan	99-37
Final Site Plan	99-52, PC01-73FSI, STF02-29FSI, STF05-740FSI, STF07-465FSI, PC11-254FSI, PC11-254FSI
Forest Stand Delineation	PC11-804FSCB
Preliminary Forest Conservation Plan	PC11-804FSCB
Zoning Board of Appeals Cases	N/A
Archeological Assessment	11-600AA – No further investigation recommended

DEVELOPMENT CHARACTERISTICS	Area
Total Lot Area	15.85 acres
Property Zoning	IST
Number & Type of Units	N/A
Roadway Dedication	None
Open Space (HOA)	N/A
Park Land Dedication	N/A

ENVIRONMENTAL CHARACTERISTICS	Area
Disturbed Lot Area	88,033sf
Impervious Surface Ratio	81.3%
Floodplain on Site	No
Disturbed Floodplain	N/A
Nontidal Wetlands on Site	No
Disturbed Wetlands	N/A
MDE Permit Required	No

FACILITIES AND SERVICE		
Road Name	Comprehensive Plan Classification	Access Provision
W. 7 <sup>th</sup> St.	Minor Arterial	200' between entrances
Park Avenue	Local	50' between entrances

FIRE & RESCUE	
Distance to Fire Service	Less than 1 mile
Distance to Ambulance Service	Less than 1 mile
Approved by City Fire Engineer	Yes

ARCHITECTURE AND URBAN DESIGN REVIEW				
Applicability	§604(d), Commercial and Institutional Buildings			
Building Type	Class	Design Elements Required	Design Elements Met	Design Elements Utilized
Institutional	C	4	4	B. Building Structure E. Ground Floor Design I. Mechanical Equipment K. Other Element as approved by the Planning Commission
Remarks	Applicant submitted a narrative which is included with this report.			

NAC	
NAC#	6
Meeting Date	October 19, 2011
Number of Attendees	24 residents
Comments	Residents expressed major concern over the addition of a new access point from the parking garage onto Park Avenue.

## STAFF COMMENTS & ANALYSIS

### LAND USE

The subject property is zoned IST (Institutional). Properties in the IST district are not subject to the dimensional requirements of Section 405, but are instead required to comply with the performance standards under Section 407(d) in addition to the development standards in Articles 6 and 7. With regard to the performance standards, the property must meet the following requirements:

**Trip Cap Per Acre** - LMC Section 407 indicates that a property zoned "institutional" shall have a trip cap per acre (ADT) of 913. Under the proposed expansion, Frederick Memorial Hospital will have a trip rate of 660 ADT.

**Percent Stormwater Treated through Nonstructural Practices** – Five-percent (5%) of the stormwater volume generated is to be treated by non-structural practices. As depicted on the plan, the Applicant intends to fulfill this requirement through the use of two micro-scale bio-retention facilities that will treat 100% of the stormwater volume requirements created from the addition. The two facilities will be treating separate drainage areas, allowing for better treatment by utilizing a distinct water quality volume in each facility. The use of a micro-scale bio-retention stormwater management practice is considered an Environmentally Sensitive Design (ESD) technique. Per Section 407(f), ESD techniques are acceptable way of fulfilling this requirement.

**Street Connectivity Ratio** –The FMH campus sits on an individual parcel and is not intended to be subdivided. The street connectivity ratio established under Section 611(j) is a measurement for determining the level of interconnectedness of proposed roadways, it is essential the number of street links relative to the number of "nodes," or intersections, cul-de-sacs, or dead ends. As no public roadways are proposed, the street connectivity ratio does not apply.

**Building Design Category** – Section 604 of the LMC establishes the building and urban design standards. Per the purpose statement of this section, these standards are consistent with the historic built form of the City. The majority of the standards focus on the relationship of the structure to a public street setting with requirements like having active uses on all first floors or buildings being oriented to the street in a manner such that no building is further than 20' from the right of way. In general, these standards relate primarily to active-use buildings rather than functional structures such as a parking garage, however, in the IST district, buildings are required to comply with the Class C requirements which stipulates that a minimum of four (4) of the prescribed design elements be incorporated into the layout and architecture of the building. , The Applicant has provided a narrative to which describes how the proposal meets the following criteria:

A. Building Structure:

1. The garage is designed with a ground floor entrance for pedestrians and vehicles, the middle of the garage contains continues transparent openings, the north/east elevation contains an architecturally distinct roofline.

B. Ground Floor Design:

1. The garage is accessible by pedestrians and vehicles by sidewalks at the ground level.

C. Mechanical Equipment:

1. The garage does not utilize mechanical equipment other than fire suppression devices required to be mounted on the wall.

D. Other Elements which may be approved by the Planning Commission:

1. The garage is designed with metal screen walls on the north addition that reduces the bulk by creating layered walls that are visually interesting and create a more pedestrian scale.

### **PARKING**

Per Section 607, Table 607-1, the Parking Schedule, hospitals are required to have 1 parking space per 400sf and 1 bicycle space per 20 vehicle spaces. Currently the hospital is 587,689sf and has 1,216 of the 1,469 required spaces on-site. With the 420 additional spaces created from this expansion, FMH will be compliant with the parking requirements with a total of 1,659 on-site, including both structured parking and surface parking.

The site was developed prior to the adoption of the LMC which established the bicycle parking standards. Based on the total amount of parking on the site, 83 bicycle parking spaces would be required if the site were being developed under today's regulations. The site is currently considered legally nonconforming with regards to the bicycle parking; however, Section 903(c) of the LMC requires that where a site is nonconforming with regards to parking, any expansion or intensification thereof be accounted for in compliance with the current standards. As noted, 420 new spaces are being provided, yielding a bicycle parking requirement of 21 spaces. There are currently 14 spaces in the deck and another 7 are proposed at this time. As a condition of approval, Staff is requiring that the additional 14 spaces be provided on the site to account for the entire new demand being created by this project. Staff has spoken to the Applicant and they have agreed to provide the additional bicycle parking spaces.

### **TRAFFIC AND ACCESS MANAGEMENT**

Currently, the site has three access points on W. 7<sup>th</sup> Street, which is classified as a minor arterial per the 2010 Comprehensive Plan; three access points on Park Avenue, which is a local road; and a separate access point on Maple Avenue, which is currently closed for FMH construction. The Applicant is proposing to install an additional access point on Park Avenue west of Elm Street (local road). Based on traffic counts completed by the Applicant, Elm Street, between 5<sup>th</sup> Street and Park Avenue, serves approximately 59 vehicles in the morning and 92 vehicles in the evening. The study estimates that these trips will increase to 245 and 195 trips in the morning and evening peak hours, respectively, with the garage expansion and additional access point.

Although a Traffic Impact Study (TIS) was not required by the LMC, the Applicant's traffic engineer submitted a TIS following the methodologies outlined in Section 1203 for the purpose of assessing the expansion of the existing parking garage from 870 parking spaces to 1,290 parking spaces. The proposed parking garage improvements will yield an estimated additional 234 morning trips and 144 evening trips. The TIS analyzed one signalized intersection and nine unsignalized intersections. Using the provisions outlined in the LMC, all of the study intersections currently meet adequacy standards and will continue to do so following the construction of the garage. LMC Section 1203 requires isolated signalized intersections to operate at a level of service (LOS) D/E with a

maximum critical lane volume of 1,472. Unsignalized intersection movements may operate at a LOS "E" with vehicular delay of 50 seconds or less. The study intersections all operate with a LOS C or better, except for the 7<sup>th</sup> Street and West Hospital Access which meets adequacy at a LOS E and a delay less than 50 seconds.

The Applicant has indicated on the plan that access to the garage from Park Avenue will be limited to physicians and FMH staff and volunteers only. Further, at the December 19<sup>th</sup> Planning Commission workshop, the Applicant indicated that this would be limited to 250 persons with access passes.

In light of the concerns expressed by the surrounding community regarding impacts on the neighborhood streets, Staff finds it appropriate to limit the number of passes in accordance with the Applicant's stated intended use. Staff has recommended that as a condition of approval, the Applicant provides a note stating such. It should be noted that although this will be difficult to monitor and enforce, violation of this note would constitute a violation of the site plan and be enforceable under Section 317. In addition, conditioning the approval of the plan on a specified limited access ensures that future changes to the access will be re-reviewed through the public process and analyzed for additional impacts.

#### **LANDSCAPING**

Per Section 605(c)(4) any proposal in the IST district is required to plant at least one (1) tree per 6,000sf of the property. The total property is 690,426sf requiring 115 property area trees. The Applicant has identified 118 existing trees, however this development proposal necessitates the removal of 11 trees bring the total to 107. The addition of 14 trees is proposed with this development making the overall number of property area trees 121.

In addition, per Section 605(f), the Applicant is required to provide street trees along Park Avenue at the density of 1 tree per 50 feet. Between the new proposed plantings and the existing plantings along the right of way, the site meets the street tree requirement.

In addition, the proposal is required to provide Level I screening between the deck and the adjoining property to the west, Hood College. Level I screening requires a buffer width of 6 ft and at least five (5) deciduous or evergreen trees planted every 100 feet. **The Applicant has requested a modification from this requirement because an easement was granted to Hood College during the final site plan process for the athletic building (PC10-375FSI) in order to allow the College to meet its planting requirements.** Staff supports the modification request as the Applicant has offered to augment the screening by planting one additional conifer and various types of shrubs.

## **STAFF RECOMMENDATION**

Staff recommends approval of a modification to Section 605(e), Table 605-3 for a Level I screening buffer for a property zoned IST abutting a property zoned IST based on the Applicants compensating feature of augmenting the existing screening.

Staff recommends approval of the architectural elevations as proposed for compliance with the building and urban design standards for the IST zoning district subject to the following conditions:

Staff recommends approval of Final Site Plan PC11-597FSI subject to the following conditions:

To be met in less than 60 days:

1. Note 29 on the site plan must be revised to indicate that no more than 250 cardholders will have access to the Park Avenue entrance/exit.
2. Note 30 on the site plan must be revised to indicate that the proposed percentage of stormwater treated by non-structural practices from "(By micro-scale practices)" is 100%.
3. Note 30 on the site plan must be revised to indicate that ADT rate is 660.
4. The Applicant provides a note citing the date and section of the modification granted by the Planning Commission.
5. The Applicant completes Note 31 to label the Combined Forest Stand Delineation and Preliminary Forest Conservation Plan to PC11-804FSCB.

To be met in greater than 60 days and less than one year:

1. Pending the Planning Commission approval of PC11-804, the onsite forest conservation plan, the Applicant must receive unconditional approval for a Forest Stand Delineation and Preliminary Forest Conservation Plan, or combination thereof, for the offsite afforestation location.



**FOX & ASSOCIATES, INC.**  
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82 WORMAN'S MILL COURT  
FREDERICK, MARYLAND 21701  
PHONE: (301) 695-0880 • FAX: (301) 293-6009  
E-MAIL: foxfrederick@foxassociatesinc.com

**ENGINEERS•SURVEYORS•PLANNERS**

November 22, 2011

Frederick City Planning Department  
Municipal Office Annex  
140 West Patrick Street  
Frederick, MD 21701

Attn.: Brandon Mark, City Planner

Re: Frederick Memorial Hospital Parking Deck Modification Request for Landscaping

Dear Brandon,

This letter is submitted with the Site Plan for the Frederick Memorial Hospital Parking Deck, to request a modification to the Frederick City Land Management Code. As stated in your comment letter dated October 19, 2011, "The level I screening buffer must be planted on the proposed site, you may not claim a neighboring property's buffer as part of this proposal."

We are requesting a modification, to this regulation, due to the fact that the required Level I landscape buffer, which was planted by Hood College, has been installed on the Frederick Memorial Hospital property. FMH granted Hood a landscape easement for the purpose of combining the required buffer for a common use by both properties. The Frederick City Planning Commission has previously given Hood College approval to plant this buffer "off-site" on FMH property.

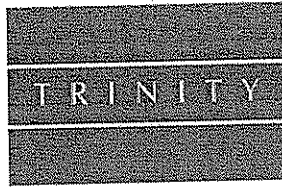
According to Section 604(b)(2) of the LMC, existing landscaping on the subject site can be used to meet the screening requirements. Since the landscaping has been planted we believe that we have met the requirements of this Section.

We request the Planning Commission grant this modification and allow the existing landscape buffer to act as the buffer to serve both adjacent properties. The Planning Commission has the authority to grant this modification request in accordance with LMC Section 605(h) Waivers and Modifications.

Thank you for your consideration of this request.

Sincerely,  
Fox & Associates, Inc

Joseph H. Ceci, P.E.



## **Frederick Regional Health System: Parking Garage Expansion**

Frederick, Maryland

### **Architectural Narrative**

September 26, 2011  
rev. November 28, 2011  
rev. January 3, 2012

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#### **Proposed Exterior Materials:**

The proposed expansion is a pre-cast concrete structure to match the existing. The exterior pre-cast panels are clad with a brick veneer to match the existing. The proposed stair tower will be clad with a clear anodized aluminum and glass curtainwall system. Pilasters on the proposed north and west elevations of the addition and an accent wall on the east side of the new stair tower will be clad in a cast stone veneer. The base level of the expansion will also be clad in a cast stone veneer.

**Land Management Code Requirements:**

Per the City of Frederick Land Management Code the proposed parking garage expansion is required to comply with Section 604, Design and Improvement Standards. The proposed parking garage expansion is classified as a Class C building and shall include at least four of the following elements. Given that the project is a proposed addition to a parking structure and is located on a hospital campus, not all criteria listed in the elements are applicable.

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2. The new proposed vehicular and pedestrian entrances face the internal loop road and landscaped storm water management area. Sidewalks are provided at the pedestrian entrance.
3. This requirement is not applicable. The proposed parking garage expansion does not contain street level uses.
4. This requirement is not applicable. Parking is provided within the proposed structure.
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The guidelines for windows, balconies, cornice and roof overhang are not applicable to the parking garage building type.

**C. Frontage Build-out:** *At least seventy percent (70%) of the lineal area within the minimum and maximum front setback must be occupied by buildings...*

1. The proposed parking garage expansion is located within the hospital campus and is not defined by lot lines. The addition is bordered on the west by an existing access road and to the north by a storm water management area and an internal loop road.

**D. Building Modulation:** *Façade width shall not exceed the following...*

1. The proposed parking garage expansion is articulated with pilasters that modulate portions of the façade facing the internal loop road into increments of 30 feet and 36 feet.

**E. Ground Floor Design:** *The ground floor of the entryway shall align with the sidewalk elevation...*

1. Both the vehicular and pedestrian access points of the proposed addition are aligned with the sidewalk elevation.

**F. Streetwall Standards:** *In order to bring buildings closer together, thereby forming a "streetwall" effect, the side setback shall be a minimum of zero and a maximum of ten feet...*

1. This requirement is not applicable. The proposed parking garage expansion faces an internal loop road.

**G. Windows and Entryways:**

1. The proposed parking garage expansion provides openings as opposed to windows. These openings are aligned with the lineal openings of the existing garage and are dictated by construction type and life safety code compliance for structured parking.
2. Ground floor active uses are not practically provided in this parking structure design.
3. Solid wall area does not exceed 20 feet in length.
4. Street level retail uses are not provided in the proposed parking garage addition.
5. Recessed entry doorways are not practical in the proposed parking garage addition.
6. A maximum setback waiver is not applicable for this project.
7. Canopies and awnings are not proposed for the parking garage addition.

**H. Active Uses:** *In order to stimulate pedestrian activity... devote at least fifty percent (50%) of the net first floor area to activate uses...*

1. Active first floor uses are not provided in the proposed parking garage addition.

**I. Mechanical Equipment:** *Mechanical equipment... shall not be visible from the front property line.*

1. There is no proposed roof mounted mechanical equipment. The final location of any wall mounted components (such as the standpipe Siamese connection, etc.) shall be coordinated to minimize visibility while maintaining necessary access.

**J. Amenities:** *At least one linear foot of seating shall be provided for each fifty linear feet of sidewalk or two hundred feet of open space area...*

1. The proposed landscape wall feature may be utilized as an outdoor seating element. Planting beds being provided directly adjacent to the seating walls. Ornamental lighting is provided on the building addition with decorative wall sconces.

**K. Other Elements:** *Other elements may be approved by the Planning Commission with a finding that the design is compatible with the intent of this section...*

1. An Architectural element is being provided via the metal screen walls on the addition. The scale, curvature and modulation of the screen wall element is being used to decrease the "bulk" of the addition by creating a layered wall that is visually interesting and addresses the more pedestrian scale of the adjacent landscaped area.

①

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Brandon Mark

From: Gabrielle Dunn  
Sent: Monday, December 12, 2011 7:27 AM  
To: Brandon Mark  
Subject: FW: Elm Street traffic

-----Original Message-----

From: Beth Redmond [mailto:bethredmond@gmail.com]  
Sent: Saturday, December 10, 2011 9:12 AM  
To: Carreanne Eyler; Gabrielle Dunn  
Cc: Randy Redmond  
Subject: Elm Street traffic

Hi, my name is Beth Redmond and I live at 251 Dill Avenue, which is 3 houses in from the corner of Dill and Elm. We access Elm from the alley, as our garage is on the alley. As it is, we have a very difficult time pulling out onto Elm safely because the parked cars on the street make it hard to see if traffic is coming from either direction. An increase in traffic on Elm would make this even less safe. We have four children and I constantly am asking them to help me look in either direction when pulling out as I can't really see and have almost been t-boned a few times when pulling out. Cars come flying off of Rosemont and also from the other direction as well. Try pulling out of the alley sometime onto Elm during peak times and you will see what I mean.

Please don't let the hospital change the access so that there is more traffic on Elm! It is unsafe as it is.

Another consideration is the Montessori School traffic which backs up from the alley onto Elm. We have already put up with that, but I can't imagine what a mess it will be if you have even more cars on Elm during the peak hours when parents and teachers are trying to get to the school from Elm.

Please come up with some other solution for the hospital!!

Thank you,

Beth and Randy Redmond and Connor, Mason, Cara, Mia Redmond (our children)



## Brandon Mark

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**From:** Gabrielle Dunn  
**Sent:** Monday, December 05, 2011 7:29 AM  
**To:** 'Ahna O'Shaughnessy'  
**Cc:** Brandon Mark  
**Subject:** RE: FMH Parking Garage

Ms. O'Shaughnessy ,

Thank you for taking the time to comment, as the project progresses forward we will be sure to provide these comments to the Planning Commission and to include them in part of the public record for this project.

Thanks again and please let us know if you have additional questions.  
 Gabrielle

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**From:** Ahna O'Shaughnessy [mailto:ahnao@comcast.net]  
**Sent:** Sunday, December 04, 2011 3:45 PM  
**To:** Carreanne Eyler; Gabrielle Dunn  
**Subject:** FMH Parking Garage

Dear Ms. Eyler and Ms. Dunn,

I live at 521 Elm Street (the corner of Park Ave. and Elm St.) which is across the street from the proposed new entrance to the FMH parking garage. I am writing to the both of you to express my opposition to this entrance. I am opposed to this entrance for the following reasons:

1. Neighborhood safety. Many children live on this block and play on the sidewalks as our backyards are small and confined. While the children stay on the sidewalk most of the time, I have observed a few children migrating into the street to retrieve a ball, to bike a few feet on the road, or as part of a tag game. The children are well supervised by adults, however they are children and sometimes venture into potentially unsafe areas of the street. The amount of increased traffic to the entrance is of great concern to me; given the propensity of the children to be in the road. I would hate to see a potential accident occur.
2. Atmosphere of the neighborhood. We are a close knit neighborhood, often socializing with each other on the sidewalk or front porch. We are able to do this due to the relative quiet and low traffic volume. With the increase in traffic I suspect we will be less likely to socialize; which may seem trivial, but given the value of relationships it is valuable. In fact, when my husband and I moved into our home 5 years ago we marveled at how "Mayberry" the neighborhood is and how we value our neighbors. Coming from E. 4th Street, where I did not know the people who lived 3 doors down from me; this neighborhood is priceless.
3. Noise in the neighborhood. The hospital is currently doing construction on the new helipad, which is more than a block from my home. However, the noise the construction creates (currently during the week and as early as 7:00 a.m. on Sat./Sun.) interferes with my ability to sit on my front porch, talk on the telephone, and live quietly in my home. I have taken numerous videos from my front porch to show how noisy the construction is. I am attaching one video for your review. I hate to think of the noise level of the construction of the new entrance which will be across the street from my home.
4. Neighborhood esthetics. The hospital has done a nice job camouflaging the parking garage and lots with nice trees, along with lovely landscaping. They also do a nice job maintaining the area. There is also a lovely memorial to Elm Street School which would be altered, if not destroyed, by the new entrance. In my opinion, destroying the current landscaping and memorial is disrespectful to the Elm Street memorial and the neighborhood.

Thank you for taking the time to read this email. If you have further questions you can contact me by email or phone (301-305-1041). Ahna O'Shaughnessy

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November 9, 2011

Kevin and Ahna O'Shaughnessy  
521 Elm Street  
Frederick, MD 21701

Dear Members of the Planning Commission of the City of Frederick,

I own a home and live at 521 Elm Street. I am writing to express my concern over the proposed plan of Frederick Memorial Hospital to add an entrance to the existing parking garage on Park Avenue. I oppose any entrance to the parking garage on Park Avenue. The plan for a new entrance will increase traffic, compromise the safety of the neighborhood, change the quality of life in our community, and force property values down. Our neighborhood is currently close knit, unique, and full of charm. Adding this entrance would drastically change the quality of life for our family and completely change the character of our neighborhood. The entrance would clearly bring more traffic into our neighborhood – increasing noise, creating safety issues for our family, and drastically change a residential street that is not built for this kind of usage.

I currently adore my neighborhood and its charm. If this entrance is added, I fear for the security of my family and the change of character of our community. I appreciate Frederick Memorial Hospital's services in our community and their efforts to provide good care to our citizens. I understand they are a growing hospital but hope that they too will work to preserve our community and keep our neighborhood safe. As planning commissioners, you have always been sensitive to the preservation of the unique character of our city and maintaining the strengths of our community. I completely oppose this plan for the entrance on Park Avenue and urge you to vote against this entrance. I feel that there are other alternatives that Frederick Memorial Hospital may explore that would be more suitable for their growth and parking issues.

Thank you for taking the time to read my concerns and I appreciate your attention to this important issue.

Sincerely,



(4)

**Brandon Mark**

**From:** Gabrielle Dunn  
**Sent:** Friday, December 02, 2011 7:23 AM  
**To:** Brandon Mark  
**Subject:** FW: FMH Parking Garage Entrance

**From:** Catharine Fairley [mailto:cvfairley@comcast.net]  
**Sent:** Thursday, December 01, 2011 6:50 PM  
**To:** Carreanne Eyler; Gabrielle Dunn  
**Subject:** FW: FMH Parking Garage Entrance

Dear Frederick Planning Commission:

I am sending you an email, as a 13' year resident of Dill Avenue (near the corner of Elm), to express my concerns about the proposed parking garage entrance at Park & Elm. My husband, Richard, and I are strongly opposed to this proposed entrance/exit.

This is a neighborhood they propose routing business traffic through. A quiet neighborhood with narrow streets. With lots of children playing on the sidewalks and small yards. Elm is closed several times a year for family block parties because it is that kind of neighborhood. Not a throughway for hospital workers and visitors using the garage.

One of the reasons we moved to this house was because we thought we knew what was going to be around our house. That is, it is an established neighborhood, whose character would not change that much. Homes have been here for over 100 years. While Dill can be a little busy, it tends to be busy only at 8am and 5pm. If we had known that we would be facing another 1,000 cars per day at this intersection (with busy traffic times of 6-9, 2-4 and 6-7) we never would have purchased this house. As it is, we now have a child with Down Syndrome who does not understand road dangers and we are already gravely concerned with her safety given the number of cars, traveling at high speeds, using the current intersection. The Commission will be making a situation much more dangerous if this entrance to the garage is allowed to proceed.

I know several FMH board members. When I expressed my concerns to them directly last month, I received little empathy from them. It was presented as a fait d'accompli to me (it was happening no matter what complaints were received....this surprised me as I had just learned about this!) and I was told that the hospital's growth and parking needs of the hospitals doctors & employees outweighed the residents' concerns in the area impacted. They indicated it would only be a select few that would use this entrance (certain workers). But for how long before other groups begin to use it? I suspect if this was happening nearer to their homes, I would have received a different reaction. I love FMH and am very happy with the services they provide to the city. But that does not give them the right to upend a long standing, deeply rooted neighborhood's quality and character forever.

Please consider the city's residents' concerns. Encourage the hospital to use shuttles to other area lots (for the employees who are working 8-12 hour shifts) and the 7<sup>th</sup> street access points for their garage. 7<sup>th</sup> street is a main business thoroughfare (with very few residences) and its double lanes are more than sufficient to handle the hospital's traffic.

Thank you.

Catharine Fairley  
 282 Dill Avenue

12/2/2011

(5)

**Brandon Mark**

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**From:** Gabrielle Dunn  
**Sent:** Tuesday, November 29, 2011 5:59 PM  
**To:** Brandon Mark  
**Subject:** Fwd: There got to be a better alternative

Sent from my iPhone

Begin forwarded message:

**From:** Marilyn Bagel <[mbwriter2@verizon.net](mailto:mbwriter2@verizon.net)>  
**Date:** November 29, 2011 4:17:26 PM EST  
**To:** <[ceyler@cityoffrederick.com](mailto:ceyler@cityoffrederick.com)>, <[gdunn@cityoffrederick.com](mailto:gdunn@cityoffrederick.com)>  
**Subject:** There got to be a better alternative

The City of Frederick has a well-deserved reputation for respecting the integrity of our family-friendly downtown neighborhoods. Our family sincerely hopes that this continues.

Frederick Memorial Hospital is proposing to build an employee parking garage entrance on Park Avenue. This will dump 1,108 MORE CARS EACH DAY onto our quiet streets of Elm/Park/Dill/W.5th and Trail Avenues. The wide commercial thoroughfare of 7th Street is a more logical location rather than funneling traffic onto narrow Park Ave., compromising the safety of the neighborhood and changing the quality of life in our close-knit community. While we certainly respect and honor the services that FMH provides, that should not include turning our neighborhood into a busy thoroughfare.

We feel a bit like David vs Goliath. We don't have the clout of a major institution. But what we do have is the love of our neighborhood and Frederick City. Kindly count us among the many residents of our area who vehemently object to this proposed garage entrance.

Respectfully,

Marilyn and Tom Bagel  
352 Park Ave.  
Frederick, MD

*"Everyone needs wishes and dreams, because the bridge you build between them and reality is your life."*

**MARILYN BAGEL**

Scriptwriter, Speechwriter, Author  
National events, Award shows, Multimedia  
Phone: 301-695-4656  
Cell: 301-580-3281

6

November 10, 2011.

City of Frederick  
Planning Commission  
101 N. Court St.  
Frederick, MD 21701

Dear Commissioners,

We own and occupy a home at 515 Elm St. in Frederick. We are writing today to express our concern and opposition to the plan to build an entrance to the Frederick Memorial Hospital parking garage on Park Avenue.

The area of Elm Street, Park Avenue and 5th Street is a quiet neighborhood of tree lined streets and vintage homes. Many young families raise small children here. More than a few senior citizens live here as well. Our neighborhood is a cohesive and friendly community. It is a quiet, safe home to its residents. Most of the children walk to school here and on any given afternoon there may be 15 - 20 children playing in front of their homes.

The addition of access to the parking garage on Park Avenue would certainly be a safety hazard for our neighborhood. Increased traffic would pose a serious danger to children. This was driven home dramatically by a recent traffic accident in which a driver, hurrying to the hospital, struck a car that was inching out from Grace Alley onto Elm Street. This driver was reportedly traveling at a high rate of speed and was unable to stop for almost a block after the collision. The area where the accident occurred is one where many small children routinely play and ride bicycles.

The noise and congestion of additional traffic would also have a negative impact on the character of the neighborhood. We are more than concerned that the proposed additions to the parking structure will harm our property values. We and our neighbors have made a considerable investment in Frederick, repairing and restoring our houses.

When the hospital added the loading dock, the incinerator and the helipad, seemingly unopposed, they had an adverse effect on the neighborhood. Semi-truck traffic and the nightly noise of the incinerator are intrusive. Helicopters often fly low over our houses. It is our understanding that they are required to make their approaches and departures over commercial areas, not over our homes.

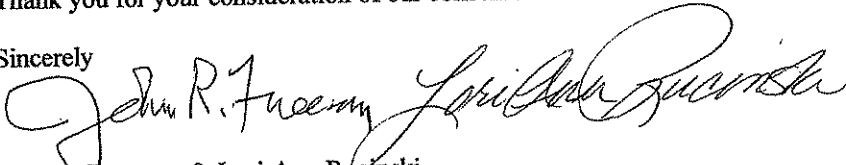
We do value the hospital as a community resource. At some point, however, the hospital has to be responsible for its impact on the community. The adverse effects of the proposed project to the neighborhood outweigh the benefits to the hospital. The hospital could expand access to the parking structure by other means without affecting our neighborhood.

We ask the city to stand behind us and protect our neighborhood and our property values.

We urge board members to vote against the building of a parking entrance on Park Avenue and we urge them to insist that the hospital find another option.

Thank you for your consideration of our concerns.

Sincerely



John R. Freeman & Lori Ann Rueinski  
515 Elm St., Frederick, MD 21701

(7)

**Brandon Mark**

**From:** Mbt511@aol.com  
**Sent:** Thursday, November 17, 2011 11:06 PM  
**To:** Gabrielle Dunn; mnash@cityoffrederick.com; jbokee@cityoffrederick.com; Kelly Russell; gbrooks@cityoffrederick.com; efetting@cityoffrederick.com; rstup@cityoffrederick.com  
**Cc:** Joe Adkins; Brandon Mark  
**Subject:** Proposed new access to FMH parking deck

Dear Members of the Planning Commission of the City of Frederick,  
My husband and I have lived on Elm St. for 13 years. I am writing to express my deep concern over the proposed plan of Frederick Memorial Hospital to add an entrance/exit to the existing parking garage on Park Avenue. I oppose any entrance/exit to the parking garage on Park Avenue. The plan for a new entrance will increase traffic, compromise the safety of our neighborhood, change the quality of life in our community, and force property values down. Our neighborhood is currently close knit, unique, and full of charm. Adding this entrance would drastically change our quality of life and completely change the character of our neighborhood. The entrance would clearly bring high volumes of traffic into our neighborhood – increasing noise, creating safety issues and drastically change a residential street that is not built for this kind of usage. The hospital has always acted as the “good neighbor” and has disclosed their plans for expansion, however, they did not disclose any information about plans for a new ingress/egress from the parking deck to anyone in the surrounding neighborhood. We inadvertently heard it “through the grapevine” from a neighbor. Shortly after that, a letter arrived from Fox and Associates, Inc. titled as “Project: Frederick Memorial Hospital Helipad Relocation” describing FMH plans to request an additional access point to the parking deck along Park Avenue.  
I currently adore my neighborhood and its charm. We ARE a neighborhood, not a street where people go to work, come home, go inside and do not know one another. We sit on our porches, we talk on our sidewalks while children ride their scooters, throw footballs and jump rope. If this entrance is added, I fear for the security of our families, the loss of character of our community and the decline of property values of our homes. I appreciate Frederick Memorial Hospital's services in our community and their efforts to provide good care to our citizens. I understand they are a growing hospital but hope that they too will work to preserve our community and keep our neighborhood safe. As planning commissioners, you have always been sensitive to the preservation of the unique character of our city and maintaining the strengths of our community. I completely oppose this plan for the entrance/exit on Park Avenue and urge you to vote against it. I feel that there are other alternatives that Frederick Memorial Hospital may explore that would be more suitable for their growth and parking issues.

Thank you for taking the time to read my concerns and I appreciate your attention to this important issue.

Sincerely,  
Mary Beth O'Boyle

11/18/2011

(12)

**Brandon Mark**

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**From:** michele\_mark@comcast.net  
**Sent:** Thursday, November 10, 2011 2:21 PM  
**To:** Gabrielle Dunn  
**Cc:** Joe Adkins; Brandon Mark  
**Subject:** Hospital parking garage plan  
Greetings members of the planning commission,

I live on Elm Street. I have some strong concerns regarding Frederick Memorial Hospital's proposed plan to add an entrance on Park Avenue. Seventh Street is much better suited to accomodate the additional traffic the expanded garage will create. Elm Street and Park Avenue are small residential streets. Putting more cars on them will be detrimental to the streets, the neighborhood and the families that call it "home." Our kids play on the sidewalks and the alleys. Sitting on the front porch and watching kids play is priceless. I do not think the hospital has taken into account the risk they will be taking on. These kids will be endangered and when one of them is hit by a car driven by a hospital employee rushing to work, who will pay? Seventh Street is designed to accomodate this traffic, our neighbor is not.

Sincerely,

Michele M. Mark

11/10/2011

9

## Brandon Mark

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**From:** Marilyn Bagel [mbwriter2@verizon.net]

**Sent:** Tuesday, October 11, 2011 10:10 AM

**To:** Brandon Mark

**Subject:** Objection to parking lot entrance from Park Ave.

Brandon, thanks for taking my call this morning. I'm following up our conversation with this e-mail to go on record as voicing our objection to having an entrance off Park Avenue to the Hospital parking garage. Park Avenue is the narrowest of streets bordering on the hospital property and therefore not viable when there already exists entrances off of 7th St., which is a main thoroughfare, as well as Trail which is also wider than Park.

Thanks for recording our concerns.

Marilyn and Tom Bagel

352 Park Ave.

Frederick, MD 21701

301-695-4656

*"Everyone needs wishes and dreams, because the bridge you build between them and reality is your life."*

### **MARILYN BAGEL**

Scriptwriter, Speechwriter, Author

National events, Award shows, Multimedia

Phone: 301-695-4656

Cell: 301-580-3281

website: [www.MarilynBagelWriter.com](http://www.MarilynBagelWriter.com)

10

**Brandon Mark**

**From:** Gabrielle Dunn  
**Sent:** Tuesday, November 08, 2011 7:22 AM  
**To:** Brandon Mark  
**Subject:** FW: Proposed Plan for Frederick Memorial Hospital  
For the file and for the PC

Thanks!

**From:** Batya Toso [mailto:btoso84@yahoo.com]  
**Sent:** Monday, November 07, 2011 6:33 PM  
**To:** Gabrielle Dunn  
**Subject:** Proposed Plan for Frederick Memorial Hospital

Dear Members of the Planning Commission of the City of Frederick,

My husband and I live on 516 Elm Street. I am writing to express my concern over the proposed plan of Frederick Memorial Hospital to add an entrance to the existing parking garage on Park Avenue. I vehemently oppose any entrance to the parking garage on Park Avenue as this new entrance will increase traffic, compromise the safety of our children and the neighborhood, change the quality of life in our community, and force property values down in an already fragile market. We are fortunate that our neighborhood is close knit, unique, and full of charm, with children who still find the joys of playing outside constantly. Adding this entrance would drastically change the quality of life for our family and would completely change the character of our neighborhood. The entrance would clearly bring a significant amount of more traffic into our neighborhood, thereby increasing noise, creating safety issues for our family, and drastically change a residential street that is not built for this kind of usage.

I love my neighborhood, and its current atmosphere is truly one of a kind. If this entrance is added, I fear for the security of my family and the change of character of our community. I appreciate Frederick Memorial Hospital's services in our community and their efforts to provide good care to our citizens, and I further understand they are a growing hospital, but as a part of our community I would sincerely hope that they too will work to preserve our neighborhood and keep us, our children, and our community safe.

As planning commissioners, you have always been sensitive to the preservation of the unique character of our city and maintaining the strengths of our community. I oppose this plan for the entrance on Park Avenue, and implore you to vote against this entrance. I feel that there are numerous alternatives that Frederick Memorial Hospital may explore that would be more suitable for their growth and parking issues without compromising our safety and without drastically changing the community of our neighborhood.

Thank you for taking the time to read my concerns and for forwarding this email to the appropriate members of the planning commission. I know you are a busy individual, and I greatly appreciate your attention to this important issue.

Sincerely,  
Matthew Lemert and Batya Toso  
516 Elm Street, Frederick, MD 21701

11/8/2011

November 9, 2011

11

Dear Members of the Planning Commission of the City of Frederick,

My family and I live on Elm Street and I am writing to convey my grave concern over the proposed plan of Frederick Memorial Hospital's garage entrance on Park Avenue. The number of cars projected to traverse Elm Street to access the newly proposed entrance will wreck the existing calm that we all currently enjoy and expect in our neighborhood. I wholeheartedly oppose their idea.

This plan, though most cost-effective for the hospital, is utterly negligent of consideration for the community that borders it. Their savings equates to our loss in several ways, both tangible and intangible: tangible by creating a definite safety issue for the plentitude of children who live here as well as assured lowered property value caused by an undesirable flow of traffic; intangible in ways that only my neighbors and I can perceive in regard to the quality of life that we embrace here. What we consider to be a safe and relatively quiet-for-metropolitan place to live would be turned upside down. This is a beautiful section of our great city. We're proud to live here and to lose the allure would not only bring heartache to us, but I imagine perhaps to you as well if one by one, we are relegated to move and let this well-manicured, well-kept community go downhill. It is clearly not suited for use as a thoroughfare for hospital employees, regardless of limiting who would be allowed right of entry.

I recognize that our economy forces us to make cuts in ways that hurt. I appreciate the hospital's current deficit and appreciate the need to slash costs. A very positive notion is that they are indeed growing and have an encouraging outlook for what's to come once our economic ills are amended. They will one day see profit over shortfall and all the while, our ways of life face a most negative impact. I know there are alternatives that can be utilized and I'm asking you to encourage them to find another way to design their expanded garage. I have an obvious bias, but it seems most logical to maintain employee traffic from 7<sup>th</sup> Street, the commercial side of the hospital. Please vote to keep our neighborhood safe and require them to find a plan that keeps our children out of harm's way. Please vote no so that we can maintain the community that we've shaped and grown to love.

Thank you for your consideration.

Sincerely,

Ellen Przybocki

501 Elm Street

(12)

**Brandon Mark**

---

**From:** Gabrielle Dunn  
**Sent:** Wednesday, December 14, 2011 12:53 PM  
**To:** 'jngmartin@aol.com'  
**Cc:** Brandon Mark  
**Subject:** RE: Parking access

Thank You Ms. Martin for forwarding the correspondence on. We would be happy to include it as part of the record for this project and will forward a copy to the Planning Commission as well for their consideration. Please note that we do have a coming workshop on Monday the 19<sup>th</sup> where the Planning Commission will have their first opportunity to review the plans. We do not take public comment during our workshops, but they are open to the public. The meetings are held at 2:00pm at the Municipal Annex Office Building at 140 W Patrick Street and an agenda is available online at <http://www.cityoffrederick.com/index.aspx?nid=348>

Please let either myself, or Mr. Brandon Mark, the case planner on the project, know if you have any additional questions.

Thank you

Gabrielle

**From:** jngmartin@aol.com [mailto:jngmartin@aol.com]  
**Sent:** Tuesday, December 13, 2011 10:13 PM  
**To:** Gabrielle Dunn  
**Subject:** Fwd: Parking access

Ms. Dunn.....I am forwarding you a copy of a letter which I sent to Mr. Kleinhanzel at FMH. We are in opposition to the hospital creating an entrance/exit for employee vehicles into the nearby residential area. We hope that the city will consider the hospital requests and the impact on the community carefully.  
Thank you. Janice Martin

-----Original Message-----

**From:** jngmartin <jngmartin@aol.com>  
**To:** tkleinhanzel <tkleinhanzel@fmh.org>  
**Sent:** Tue, Dec 13, 2011 10:08 pm  
**Subject:** Parking access

Mr. Kleinhanzel:

I am writing to you hoping that you may be able to put a stop to the hospital's plans to make an exit to the parking deck which would direct traffic onto Park and Elm streets. We lived on Elm Street from 1971 until 2001. Our daughter went to Elm Street School. We were there during the demolition of the school and the construction of the deck. We were still there when the addition was made to the parking deck several years later. As we recall, at that time the hospital tried to calm the neighbors fears by assuring us that hospital traffic would NOT go through our residential community.

Now we hear the the hospital has "changed the plan" and is moving forward with a new plan to make an exit from the parking deck right across from Elm Street. We can only imagine what this will do to Elm Street, which has become a community of young families, many with young children. Maybe you can stop and try to imagine what it would be like if the residential street that you reside on suddenly became a throughway for traffic from a near by business. The community is understandable upset.

12/14/2011

I have worked at FMH for many years as a contract interpreter and recently for five years as a staff interpreter. I respect what the hospital is doing in the community. But please keep employees vehicles out of the residential area. My husband and I still have an interest in that street, because now four of our grandchildren have the privilege of growing up there. We also still own a house just several doors away from the proposed exit to the deck.

I read in the newspaper that the hospital would limit the number of cars using the proposed entrance/exit. However, I do not find that any comfort because of the promises made to the community in the past, which were not kept. I know that you are not personally making the decisions which affect our community, but you do have the power to influence decisions that are being made. Please use that power to keep the entrance/exits to the hospital on 7th Street.

Janice Martin

(3)

**Brandon Mark**

**From:** Gabrielle Dunn  
**Sent:** Wednesday, December 14, 2011 11:33 AM  
**To:** 'Tim & Christina Stevenson'  
**Cc:** Brandon Mark  
**Subject:** RE: Citizen Concern Re: Proposed Entrance to FMH Parking Garage

Thank you Ms. Stevenson for taking the time to express your concerns, we will forward your email to the Planning Commission for their consideration. Please note that we do have a coming workshop on Monday the 19<sup>th</sup> where the Planning Commission will have their first opportunity to review the plans. We do not take public comment during our workshops, but they are open to the public. The meetings are held at 2:00pm at the Municipal Annex Office Building at 140 W Patrick Street and an agenda is available online at <http://www.cityoffrederick.com/index.aspx?nid=348>

Please let either myself, or Mr. Brandon Mark, the case planner on the project, know if you have any additional questions.

Thank you

Gabrielle

**From:** Tim & Christina Stevenson [mailto:stevensontc@gmail.com]  
**Sent:** Wednesday, December 14, 2011 9:50 AM  
**To:** Carreanne Eyler; Gabrielle Dunn  
**Subject:** Citizen Concern Re: Proposed Entrance to FMH Parking Garage

Dear Members of the Planning Commission of the City of Frederick,

I own a home and live on Elm Street. I am writing to express concern over the proposed plan of Frederick Memorial Hospital to add an entrance to the existing parking garage on Park Avenue. I oppose any entrance to the parking garage on Park Avenue. The plan for a new entrance will increase traffic, compromise the safety of our children, change the character of our community, and force property values down.

When my husband and I were searching for a home to purchase 13 years ago, we visited many homes on different streets, in and out of town. Our search ended at Elm Street. We instantly fell in love with our home on Elm and the warm character of the neighborhood that includes Park Avenue, Trail Avenue, 5<sup>th</sup> Street and Dill Avenue. The appeal that our street and neighborhood offers has brought a strong and steady tax base to Frederick (professors, scientists, business owners, designers, artists, teachers, and more). And we stay because we love it. We have neighbors who have lived on Elm for over 20 years. If this entrance is approved, Elm Street and the neighborhood will no longer be the gem that draws people to Frederick City to live and stay for decades. Frederick City will lose an essential aspect of its appeal.

Our community includes many children. There are close to 20 children on Elm Street alone. They are growing up together and have developed strong bonds. They cross the street to visit with each other, play on the sidewalks, and walk or ride their bikes to the park and school. Increased traffic through our neighborhood, as a direct result of the proposed entrance, will alter their way of life and most importantly their safety.

We appreciate Frederick Memorial Hospital's services in our community and their efforts to provide good care to our citizens. We understand they are a growing hospital but hope that they too will work to preserve our community and keep our neighborhood safe. As planning commissioners, you have always been sensitive to the preservation of the unique character of our city and maintaining the strengths of our community. We urge you to vote against this entrance. There are other alternatives that Frederick Memorial Hospital can explore that would be more appropriate for their growth and parking issues.

Please help us protect what is special and unique to us and to the city.

Sincerely,

Christina Stevenson  
512 Elm Street

(14)

**Brandon Mark**

**From:** Gabrielle Dunn  
**Sent:** Wednesday, December 14, 2011 7:33 AM  
**To:** 'Mitchell'  
**Cc:** Brandon Mark  
**Subject:** RE: FMH Parking Garage

Thank you Mr. and Mrs. Mitchell for taking the time to express your concerns, we will forward your email to the Planning Commission for their consideration. Please note that we do have a coming workshop on Monday the 19<sup>th</sup> where the Planning Commission will have their first opportunity to review the plans. We do not take public comment during our workshops, but they are open to the public. The meetings are held at 2:00pm at the Municipal Annex Office Building at 140 W Patrick Street and an agenda is available online at <http://www.cityoffrederick.com/index.aspx?nid=348>

Please let either myself or Mr. Brandon Mark, the case planner on the project, know if you have any additional questions.

Thank you

Gabrielle

**From:** Mitchell [mailto:bemitch406@verizon.net]  
**Sent:** Tuesday, December 13, 2011 6:27 PM  
**To:** Gabrielle Dunn  
**Subject:** FMH Parking Garage

Dear Members of the Planning Commission of the City of Frederick,

I own a home and live on Elm Street. I am writing to express my concern over the proposed plan of Frederick Memorial Hospital to add an entrance to the existing parking garage on Park Avenue. I oppose any entrance to the parking garage on Park Avenue. The plan for a new entrance will increase traffic, compromise the safety of the neighborhood, change the quality of life in our community, and force property values down. Our neighborhood is currently close knit, unique, and full of charm. Adding this entrance would drastically change the quality of life for our family and completely change the character of our neighborhood. The entrance would clearly bring more traffic into our neighborhood – increasing noise, creating safety issues for our family, and drastically change a residential street that is not built for this kind of usage.

I currently adore my neighborhood and its charm. If this entrance is added, I fear for the security of my family and the change of character of our community. I appreciate Frederick Memorial Hospital's services in our community and their efforts to provide good care to our citizens. I understand they are a growing hospital but hope that they too will work to preserve our community and keep our neighborhood safe. As planning commissioners, you have always been sensitive to the preservation of the unique character of our city and maintaining the strengths of our community. I completely oppose this plan for the entrance on Park Avenue and urge you to vote against this entrance. I feel that there are other alternatives that Frederick Memorial Hospital may explore that would be more suitable for their growth and parking issues.

Thank you for taking the time to read my concerns and I appreciate your attention to this important issue.

Sincerely,  
Elisabeth & Brent Mitchell  
406 Elm Street  
301-682-4716

(15)

**Brandon Mark**

**From:** Gabrielle Dunn  
**Sent:** Friday, December 16, 2011 7:57 AM  
**To:** 'Tim & Christina Stevenson'  
**Cc:** Brandon Mark  
**Subject:** RE: Citizen Concern FMH Parking Garage Entrance

Thank you Mr. Stevenson for taking the time to express your concerns. We will forward your email to the Planning Commission and include it as part of the case file for the record. Please be aware that there is a Planning Commission workshop this coming Monday on the application. We do not take public comment at the workshops, however, they are public meetings open to all. The agenda and the staff summaries for Monday's meeting can be found online at <http://www.cityoffrederick.com/index.aspx?NID=348>

Please let either myself or Mr. Brandon Mark- the case planner on the project- know if you have any additional questions.

Thank you

Gabrielle Dunn  
 Division Manager of Current Planning  
 140 W Patrick Street  
 Frederick, Maryland 21701  
 (301) 600-1883

**From:** Tim & Christina Stevenson [mailto:stevensontc@gmail.com]  
**Sent:** Thursday, December 15, 2011 9:59 PM  
**To:** Carreanne Eyler; Gabrielle Dunn  
**Subject:** Citizen Concern FMH Parking Garage Entrance

Dear Members of the Planning Commission of the City of Frederick,

I own a home and live on Elm Street. I am writing to express concern over the proposed plan of Frederick Memorial Hospital to add an entrance to the existing parking garage on Park Avenue. I oppose any entrance to the parking garage on Park Avenue. The plan for a new entrance will increase traffic, compromise the safety of our children, change the character of our community, and force property values down.

As I'm sure that many of my neighbors are also writing to you, I'll keep it short and to the point. I have lived on Elm Street for over 13 years and am still amazed at the community oriented neighborhood that we are so lucky to have. My biggest concerns with the proposed entrance off of Park Ave are the following:

1. The hospital said they will restrict the access. This is great, but what is going to prevent them from gradually loosening this restricting in the coming years. So this "restricting the access" talk really has no place in these discussions. Once the entrance is put in, the hospital will decide on whatever restrictions will be best for the hospital. They will not be obligated to discuss revised restrictions with the residents
2. Let's say they do sign a lifetime contract to restrict the entrance. Whatever numbers they

estimate using the Park Avenue entrance are low for this reason. If the Park Avenue entrance is approved, those who commute from Route 15 in either direction will no doubt take Rosemont Ave. as opposed to 7<sup>th</sup> Street as there are fewer traffic lights. So eventually what this means is that almost every staff member who has the choice to use this entrance, will do so.

3. Elm Street alone has over 15 children who on a daily basis walk to and from school. The peak hours for this new entrance coincide with when our children will be walking to and from school. Elm Street is 100% residential. Traffic is already stopped on Elm Street during the time that the Montessori school lets out.
4. 7<sup>th</sup> Street is set up to handle high volumes of traffic, i.e., street lights, 4 lanes, and very few residential units from Route 15 to the hospital. Elm Street has two lanes and everyone parks on the street. This leads to us parking our cars and walking across the street with our children many times a day. I cannot imagine doing this on 7th Street as this is a major concern of what Elm Street will turn into over the next few years.
5. If this entrance is allowed, it is inevitable that over the next couple of years traffic lights will need to be installed at Elm/Dill and Dill/Fairview.

I fully understood that when we moved to Elm Street 13 years ago that the hospital would be growing over the years. Believe me; we have heard our share of hospital construction, helicopters, generators, and parking deck noises. I choose to live here, so I accept it and I don't complain. What I cannot accept is the safety risk to my family and my neighbors' families with the increase of hundreds if not thousands of cars per day.

Please help us retain our safe, residential street. Elm Street will disappear as we know it if this Park Avenue entrance is allowed.

Thank you for taking time to read my concerns,

Tim Stevenson  
512 Elm Street



**Brandon Mark**

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**From:** Gabrielle Dunn  
**Sent:** Friday, December 16, 2011 7:54 AM  
**To:** 'ErinKristy@aol.com'  
**Cc:** Brandon Mark  
**Subject:** RE: Planning Commission

Thank you Ms. Guyton for taking the time to express your concerns. We will forward your email to the Planning Commission and include it as part of the case file for the record. Please be aware that there is a Planning Commission workshop this coming Monday on the application. We do not take public comment at the workshops, however, they are public meetings open to all. The agenda and the staff summaries for Monday's meeting can be found online at <http://www.cityoffrederick.com/index.aspx?NID=348>

Please let either myself, or Mr. Brandon Mark- the case planner on the project, know if you have any additional questions.

Thank you

*Gabrielle Dunn  
 Division Manager of Current Planning  
 140 W Patrick Street  
 Frederick, Maryland 21701  
 (301) 600-1883*

**From:** ErinKristy@aol.com [mailto:ErinKristy@aol.com]  
**Sent:** Friday, December 16, 2011 7:40 AM  
**To:** Carreanne Eyler; Gabrielle Dunn  
**Subject:** Planning Commission

Dear Members of the Planning Commission of the City of Frederick,

I own a home and live on West Fifth Street near Elm Street.

I am writing to express my concern over the proposed plan of Frederick Memorial Hospital to add an entrance to the existing parking garage on Park Avenue. I oppose any entrance to the parking garage on Park Avenue.

The plan for a new entrance will increase traffic, compromise the safety of the neighborhood, change the quality of life in our community, and force property values down. Our neighborhood is currently close knit, unique, and full of charm. Adding this entrance would drastically change the quality of life for our family and completely change the character of our neighborhood. The entrance would clearly bring more traffic into our neighborhood – increasing noise, creating safety issues for our family, and drastically change a

12/16/2011

residential street that is not built for this kind of usage.

I currently adore my neighborhood and its charm. If this entrance is added, I fear for the security of my family and the change of character of our community. I appreciate Frederick Memorial Hospital's services in our community and their efforts to provide good care to our citizens. I understand they are a growing hospital but hope that they too will work to preserve our community and keep our neighborhood safe. As planning commissioners, you have always been sensitive to the preservation of the unique character of our city and maintaining the strengths of our community.

I completely oppose this plan for the entrance on Park Avenue and urge you to vote against this entrance. I feel that there are other alternatives that Frederick Memorial Hospital may explore that would be more suitable for their growth and parking issues.

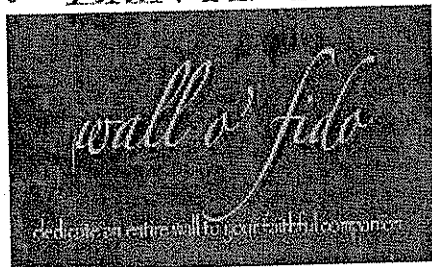
Thank you for taking the time to read my concerns and I appreciate your attention to this important issue.

Sincerely,

*Erin*

ERIN K. GUYTON

301-606-2119



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(17)

**Brandon Mark**

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**From:** martha bush [mwrbush@gmail.com]  
**Sent:** Friday, December 16, 2011 1:39 PM  
**To:** Brandon Mark  
**Subject:** Case STF11-597FSI, FHM Parking Garage Expansion

Martha Bush  
306 Park Ave  
Frederick, MD 21701  
301-748-9770

Dear Brandon Mark:

I am writing in reference to the FMH's proposed garage expansion that includes an access point from Park Ave.

The "Performance Standards for Flexible Zoning Techniques" under which FMH's IST zoning requires a case-by-case review for compliance states *"this section establishes criteria that assess the impact or intensity a particular use or type of development will have on neighborhoods.."* and *"...this section provides objective standards for crafting conditions for mixed use development approval, while protecting neighborhoods..."*

Using this definition, I feel the additional traffic caused by opening an entrance to the expanded parking garage on Park Ave will adversely affect the Elm St/Park Ave neighborhood. Park Ave and Elm Street are both small, short streets with very limited traffic, the addition of what FMH admitted at their October 19, 2011 presentation at the monthly NAC 6&9 meeting, could be hundreds of additional cars daily, will change the character of the quiet neighborhood. I feel the noise impact of possibly hundreds of vehicles rushing up and down Park Ave/Elm St. will ruin the quiet, close-knit nature of the neighborhood. It is a neighborhood where residents enjoy chatting on front porches and when they meet on sidewalks, the din of added traffic will interfere with that enjoyable atmosphere.

The newly developed Hospital Park at the corner of Park Ave and Trail Ave is very popular with the neighborhood children and parents, the location of the park causes most users to cross Park Ave or Trail Ave to access it, the additional traffic of hospital employees arriving and leaving work will cause traffic safety concerns. The park play equipment is appropriate for 2-6 year old children, an age where traffic safety is a great concern, I feel a large increase in traffic will also adversely effect the enjoyment of the park users.

I respectfully suggest the City of Frederick Planning Staff and Planning Commission require FMH to change the site plan for the Parking Garage Expansion to remove the new access point on Park Ave. to protect the existing neighborhood.

(F3)

Frederick City Planning Commission  
C/o Brandon Mark, Case Planner  
City of Frederick Department of Planning  
101 North Court Street  
Frederick, Maryland 21701

December 21, 2011

Re: Final Site Plan F.S.P. No. PC11-597FSI;  
Frederick Memorial Hospital  
Parking Garage Expansion

Dear Planning Commissioners:

I found the planning meeting on Monday regarding the FMH final site plan disturbing due to the disingenuous presentation containing vague and misleading responses supplied by the professionals from Fox & Associates and the legal counsel from Weinberg & Miller. The FMH team when asked by the Planning Commission could not provide a compelling answer to the question, why is this new entrance needed. If they had a positive story to tell justifying the new entrance I believe they would have taken the time to prepare a clear, concise and accurate presentation to the Planning Commission in a professional effort to accomplish their goal of approval of the Final Site Plan. The fact that this was not the approach by the FMH team indicated that there is not a factual justification for the new entrance, so their approach is to create a fictional story that paints a requirement for this entrance to ensure faster arrival times for staff and additional access in an emergency, neither is true.

Last night I observed the traffic flow at FMH from bicycle, from 3:00 PM until 5:00 PM, at 3:30 the parking deck was about 2/3 full, a steady stream of cars were leaving the campus, the main exit onto 7th street was functioning with great efficiency, 8 to 12 cars would line up at each light cycle and then all proceed at the green, no cars had to wait through a second red. The exit to the west onto 7th that is not governed by a traffic light was also a steady flow of cars with zero to 15 seconds wait time. Cars on 7th street also experienced only one light cycle and no congestion, service level A for sure. By 5:00 PM the traffic flow about 1/3 the 3:30 volume. It is clear that FMH wants the new Park Avenue exit to facilitate traffic flow during construction of the new deck and some undisclosed future development for there is no parking or traffic issues at FMH currently in fact the FMH team did not indicate that there was.

#### **Existing Entrances - One or Two**

Most disturbing was having to sit silent and listen to both Fox & Associates and Weinberg & Miller representatives strictly adhere to the terms "only entrance" and "second entrance" when referring to the current and proposed entrances respectively. At 42 minutes into the meeting Mr. Josh Bokee apologized and requested clarification regarding the existing second entrance when it was referred to on the planning documents. He asked incredulously "so there is already a second entrance and the new entrance would be the third?" The answer forthcoming from Fox was a vague and muffled explanation about "only" meaning only to 7th street. Really! When asked how many people use the second entrance that already exist the answer was "we don't know". Well after one year and hundreds of thousands spent on consultants, engineers, architects and the like I would think that all current parking garage activity would have been clearly documented. It did not seem as though they were willing to provide full disclosure of the facts regarding the requirement, disturbing indeed.

I could not believe that they would think the Planning Commission would not eventually discover that there are already two entrances with separate roads that access 7th street and one already has access to a southern egress if needed. This southern access point is already available Monday through Wednesday from 3:00 PM until 9:00 PM so that FMH can share their excess parking spaces with Hood College students that commute to evening classes. I suggest members of the Planning Commission observe the 7th street entrance any morning or evening as I did, there is no backup, both entrances currently operate at "Service Level A"! In fact you will see that the current far west entrance can provide excellent access to the deck during construction of the new deck.

#### **Second Traffic Study**

Then there is the extremely vague second traffic study which was performed on a single Monday last fall, the sensors were in place for less than one day. This first study submitted to the Planning Commission was an erroneous document that contained data not related to the FMH site plan, it was borrowed from a

different effort, mistakenly, maybe. The second study simply provided FMH the ability to reduce their original figures by half; actually it was not even needed as they indicate the traffic volumes are under their control as they will issue the restricted access cards. Indeed it will be under their control, once the new entrance is constructed, FMH is legally able to change the rules that govern the entrance at will, neither the City nor the citizens will have any ability to take part in the governance of the access.

Originally it was stated by the FMH team at the November 9th NAC meeting that the entrance would add an additional 1108 vehicle trips a day, perhaps more if they leave and return at lunch time. The new numbers of 500 vehicle trips a day is simply a function of the number of access cards issued. The current vs. new traffic volumes they reluctantly provided when asked for directly by the Planning Commission represents a 400% increase in the current volumes, this using their new reduced numbers of 500 vs. 1108. It is clear that the new volumes that would be created by the proposed new entrance are simply unknown.

#### **Assumptions, Opinions, Conjecture**

Fox & Associates and Weinberg & Miller made many statements that were mere conjecture or opinion, they even frequently use the word assumed and best estimates. The Weinberg & Miller representative even went into a discussion of his personal opinion about how people coming from south of Fredrick already uses Park and Elm, I thought Fox & Associates performed the study and were responsible for providing and interpreting the study results.

#### **Factual Justification**

The issue of 7th being shutdown in a emergency was given as a major reason for the need of the new entrance, well if this is the best reason they have then the entrance is not required. They cited one occurrence and were not able to provide a description of the negative impact. They needed to state what was the effect, how was FMH services disrupted, evidently there was not enough of a negative impact caused by the single closure to record and present. Access from the southeast is currently available from Park and Trail in addition the Hood entrance is available from the southwestern if needed.

The issue of faster arrival time for staff is not supported by facts or logic. I live directly across from the reserved parking for doctors and the CEO, in 7 years I never once saw a person arrive in a hurry rushing to enter the hospital, they pull up and gather their bags and stroll into the back entrance. I would assume if a doctor was experiencing an emergency regarding a critical patient's health they would be allowed to park anywhere they wish and run in to assist and not be required to park in the parking garage. All other staff is expected to conduct themselves in a professional manner arriving on time for work or early to insure patient care is maintained at the highest level, they should not speed on the way to work or disobey traffic controls, only proper planning is needed not faster parking.

If the real reason for the new entrance is part of a future larger FMH site plan as eluded to by Weinberg & Miller then either present it or let the entrance wait until that plan comes to fruition.

Sincerely



David Collins

cc: Josh Bokee, Vice Chairman Frederick City Planning Commission  
Gabrielle Dunn - City of Frederick Department of Planning  
Joseph Adkins, Deputy Director of Planning  
Meta Nash, Chairman Frederick City Planning Commission  
Alderman Kelly Russell, Secretary Frederick City Planning Commission  
Gary Brooks, Frederick City Planning Commission  
Elisabeth Fetting, Frederick City Planning Commission  
Mayor Randy McClement  
Neighbors of Elm, Park, Dill, West 5th and Trail

Lucia Bowes Hall on behalf of  
Neighbors of Elm, Park, Dill, 5<sup>th</sup>, and Trail  
336 Park Avenue  
Frederick, MD 21701  
301.624.2440  
[luciabowes@verizon.net](mailto:luciabowes@verizon.net)

**HAND DELIVERED**

December 16, 2011

Frederick City Planning Commission  
C/o Brandon Mark, Case Planner  
City of Frederick Department of Planning  
101 North Court Street  
Frederick, Maryland 21701

Re: Final Site Plan F.S.P. No. PC11-597FSI;  
Frederick Memorial Hospital  
Parking Garage Expansion

Dear Planning Commissioners:

I am writing on behalf of the Neighbors of Elm, Park, Dill, West 5<sup>th</sup>, and Trail ("the Neighbors") to express our unanimous and strongest possible opposition to the vehicular access point to Park Avenue proposed by Frederick Memorial Hospital (FMH) for the expansion of its parking garage as shown on the above-captioned site plan ("**Site Plan**"). The Neighbors also oppose the modification requested by FMH to the 50' minimum spacing requirement between a local street and a new entrance set forth in Table 601-2 entitled, "Separation Standards" of the Frederick City Land Management Code ("LMC"). The proposed Park Avenue access to the expanded FMH parking garage fails to satisfy the mandatory requirements of Section 309 (f) (1) and (2) and (k) (4) of the LMC.

The Neighbors consist of and represent one of the great neighborhoods in the City that provides historic charm, friendly eyes on the streets, and a group of involved, concerned citizens that are active in our community. While the Neighbors generally support (some financially) FMH and the expansion of the parking garage, the proposed access on Park Avenue will cause a substantial disruption to their quality of life. There is no compelling reason or governmental code requirement for this additional unnecessary and intrusive proposed access into this quiet neighborhood other than the "convenience" of the FMH doctors and staff. This is not "orderly development" as contemplated by the 2010 Frederick City Comprehensive Plan and directly violates (among others) Land Use Element Policy 1 (LU Policy 1) of the Comprehensive Plan that states, "Encourage development to be compatible with the character of existing or planned development in the vicinity"

The proposed access onto Park Avenue also flies in the face of the "Neighborhoods" section of "Chapter 2 LAND USE ELEMENT" of the Comprehensive Plan that states in part,

The City's residential areas represent a quarter of the City's total land area...Care should be taken to maintain the quality of these residential areas, and to protect these areas from incompatible uses and buildings.

Many of us had the opportunity to attend the October 19, 2011 NAC meeting at which officers from FMH and their design team shared their plans for the upcoming expansion at FMH. Again, while we are adamantly opposed to the proposed location of a new entrance for the parking garage on Park Avenue, we are generally supportive of FMH's current growth plan and need for an expansion to the parking garage.

However, based on our experience and intimate knowledge of our neighborhood and our review of the Site Plan (revised through November, 2011) and the Preliminary Traffic Impact Study submitted by FMH in support of the Site Plan, locating a parking garage entrance on Park Avenue will result in the following negative impacts:

- Traffic volumes will increase beyond what is expected of the local, residential streets on the south side of FMH thereby creating a safety hazard for the families that live on our streets.
- The expected FMH staff shift change times, at which traffic volumes will be at their greatest, conflict with an already troublesome and high volume traffic pattern created by Monocacy Valley Montessori Public Charter School and will occur when many of the neighborhood children are walking to Parkway Elementary School.
- An unsafe road and parking garage entrance offset will be created at the intersection of Elm Street and Park Avenue, both categorized as "Local" classification streets serving the immediate neighborhood. This will create a confusing and dangerous intersection for pedestrians and motorists that will not be mitigated by the three-way stop proposed by FMH or any other traffic calming devices which are also disruptive to the neighborhood.
- Decrease in property values resulting from the introduction of an incompatible commercial entrance to a large parking garage and significantly increased outside vehicle trips into the heart of a quiet, long-established low and medium density residential neighborhood.

With the proposed Park Avenue access point to the FMH parking garage expansion, the Neighbors vigorously maintain that FMH has not met its obligations under the LMC and the Comprehensive Plan to provide a safe and compatible design for the parking garage expansion. Furthermore, FMH has not presented the Planning Commission or the Neighbors with any alternative designs that more creatively solve their technical needs for the garage while preserving the character and safety of our neighborhood.

The Neighbors respectfully request that the City Planning Staff and Planning Commission carefully consider and weigh the need and efficacy of this proposed Park Avenue access against the safety, welfare and quality of life of the citizens of this residential neighborhood, when the Site Plan comes before the Planning Commission for approval:

- Is the location of the currently proposed new parking garage entrance on Park Avenue and its relation to the existing intersection at Park Avenue and Elm Street safe?
- Does the Preliminary Traffic Impact Study submitted by FMH in support of the Site Plan accurately represent the existing background traffic that should be included in the traffic counts for a new parking garage entrance?
- The existing garage is, and the proposed expansion will be adequately and safely served by the access onto West 7<sup>th</sup> Street, an "Urban Minor Arterial" classification street on the

Comprehensive Plan, so the FMH design team should, at a minimum, be mandated to explore and share alternative solutions that include all parking entrances and egress off of West 7<sup>th</sup> Street.

- FMH should present, clearly explain and document all International Building Code and LMC regulations that mandate the proposed design of the parking garage expansion under the Site Plan including the access onto Park Avenue.
- If the Site Plan is not consistent with the Comprehensive Plan as we maintain, have additional traffic impact studies been performed by FMH to determine whether additional traffic volumes will be added to the Park Avenue/Elm Street neighborhood in excess of those anticipated for this quiet residential neighborhood on the Comprehensive Plan as required by Section 1203 (b) of the LMC?
- Under Section 803 of the LMC, is the parking garage expansion being reviewed as an additional principal use of the FMH property or as an accessory use to the hospital?
- How does this Site Plan satisfy the "Purpose" of the LMC as set forth in Section 101, "...to implement the policies of the Comprehensive Plan; ...control congestion in the streets;...secure the public safety...promote health and the general welfare;?"

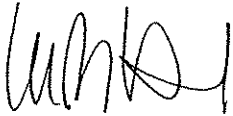
Our neighborhood is grateful for the resources that are offered by FMH and would like to see it succeed both as a business and a medical facility that offers high quality health care to all Frederick residents. We maintain, however, that the growth and success of FMH does not depend upon and should not come at the expense of our neighborhood in terms of safety, welfare, and quality of life.

We will be in attendance at your public workshop on December 19, 2011 at 2 p.m. at the Municipal Annex and look forward to hearing the Planning Commissions discussion at that meeting. We will also be in attendance at your public hearing on the Site Plan at City Hall on January 9, 2012 where we will have additional issues and concerns to raise about this Site Plan.

It is our sincere hope that with the Planning Commission's thorough and careful consideration of our concerns and objections to the proposed Park Avenue access, including its failure to satisfy the mandatory requirements of the LMC and Comprehensive Plan, that FMH will reconsider and revise this element of its Site Plan and confine its access for the parking garage to West 7<sup>th</sup> Street where it can be safely, compatibly and adequately accommodated in a commercial setting. This is not only the most neighborly approach that FMH could take with the community that it serves but one that is clearly mandated by the purpose and intent of the LMC and the Comprehensive Plan.

Thank you for your consideration and your Planning Staff for their kind cooperation in providing us the opportunity to fully examine this Site Plan proposal.

Sincerely,



Lucia Bowes Hall

Neighbors of Elm, Park, Dill, West 5<sup>th</sup>, and Trail (Signatures attached)

cc: Joseph Adkins, Deputy Director of Planning  
Gabrielle Dunn - City of Frederick Department of Planning  
John Verbus, Frederick Memorial Hospital  
Joseph H. Ceci, PE, Fox & Associates, Inc.  
Meta Nash, Chairman Frederick City Planning Commission  
Josh Bokee, Vice Chariman Frederick City Planning Commission  
Alderman Kelly Russell, Secretary Frederick City Planning Commission  
Gary Brooks, Frederick City Planning Commission  
Elisabeth Fetting, Frederick City Planning Commission  
Mayor Randy McClement

Neighbors of Elm, Park, Dill, West 5<sup>th</sup> and Trail

SIGNATURE

PRINTED NAME



Randall S. Knight

John R. Freeman

John R. Freeman

Katie Slagle

Katie Slagle

Brian S. Slagle

BRIAN SLAGLE

David Collins

David Collins



KARA NORMAN

\_\_\_\_\_





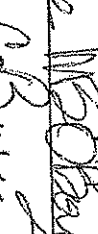

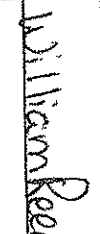
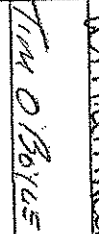
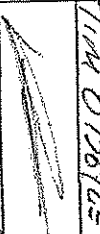
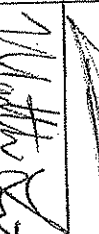
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# Petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage at Park Avenue & Elm Street. to the parking garage at Park Avenue & Elm Street.

Petition summary and background	This petition is to prevent Frederick Memorial Hospital from opening an entrance to the parking garage at Park Avenue & Elm Street. This access would increase traffic 2 or 3 times current flow creating a dangerous situation for kids, pets and YOU! It would include late evening and the middle of the night traffic increases interrupting your sleep. This entrance is not required, we believe the traffic should stay on 7th street, a road designed to handle the load.
Action petitioned for	We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent this street entrance to the Frederick Memorial Hospital parking garage.

Printed Name	Signature	Street Address	EMAIL Address	Children in Household	Date
KEVIN O'SHAUGHNESSY		521 ELM ST	koshugh2001@gmail.com	0	12-7-11
Arnold O'Shaughnessy		521 Elm St.	Arnold@Comcast.net	0	12/7/11
Simon Page		519 Elm St	Britishharster@hotmail.com	0	12/7/11
Mary Beth O'Boyle		520 Elm St.	mbot511@aol.com	2	12-7-11
Carolyn Baurman		522 ELM ST	Carolynsbuzz@verizon.net	1	12.9.11
William Reed		502 Elm St	reedbb@gmail.com	1	12/8/11
Tim O'Boyle		520 Elm St.	TimO30@mac.com	2	12/9/11
Randall Knierke		267 D11 Ave	Randall.Knierke@hotmail.com	1	12/9/11
Matt Lemert		514 ELM ST	SELECTNOUNCIVED@group@gmail.com	0	12/10/11
Batya Toss		516 Elm St.	btoss84@yahoo.com	0	12/10/11

Printed Name	Signature	Street Address	EMAIL Address	Children in Household	Date
LOE ANN KUCINSKI	<i>[Signature]</i>	515 Elm St.	freela@comcast.net	0	12/11/11
John R. Freeman	<i>[Signature]</i>	515 Elm St	freela@comcast.net	0	12/11/11
Christina Stevenson	<i>[Signature]</i>	512 Elm St.	stevensont@gmail.com	1	12/12/11
JAMES BROBST	<i>[Signature]</i>	408 Elm St	JBROBST100@AOL.COM	0	12/12/11
MARK PRZYBOCKI	<i>[Signature]</i>	501 Elm St	przybocki501@comcast.net	1	12/12/11
Roxie Caminda Heath	<i>[Signature]</i>	507 Elm St.	heath@hood.edu	0	12/14/11
William Heath	<i>[Signature]</i>	507 Elm St.	heath@hood.edu	0	12/14/11
Joseph Caminals	<i>[Signature]</i>	507 Elm St.	caminals@hotmail.com	0	12/14/11
Roman Grind	<i>[Signature]</i>	518 Elm St	romanc@comcast.net	1	12/11/21
Kim Brinen	<i>[Signature]</i>	518 Elm St.	kimbrinen@gmail.com	1	12/13/11
Debbie Dolko-Matis	<i>[Signature]</i>	504 Elm St	DECM417@AOL.COM	4	12/13/11
ALGO SCHMIDT	<i>[Signature]</i>	244 DILL Ave	MRZATA@hotmail.com	0	12/13/11
Sael LaShon	<i>[Signature]</i>	506 Elm St	jigslashon@hotmail.com	3	12/13/11
Dave Luckin	<i>[Signature]</i>	500 Elm St	daveluckin@gmail.com	2	12/15/11

# Petition to prevent a restricted access opening to the Frederick Memorial Hospital parking garage on Park Avenue & Elm Street

Petition summary and background	This petition is to prevent Frederick Memorial Hospital in opening a <u>restricted access entrance</u> to the parking garage located on <u>Park Avenue &amp; Elm Street</u> . This access would create more traffic to a residential neighborhood that already has heavy vehicle and pedestrian traffic. This neighborhood includes numerous children and residents who use the area for recreational purposes (i.e. bike riding, walking). Adding an access point to the parking garage would create more traffic, and would potentially create a hazardous area to the residents that live in this neighborhood.
Action petitioned for	We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent this street entrance to the Frederick Memorial Hospital parking garage.

Printed Name	Signature	Street Address	Email Address	Children in Household	Date
Debra Tan	<i>[Signature]</i>	Park Ave	Request to remove car	0	11/8/11
Isabel Edwards	<i>[Signature]</i>	622	RUEF@hotmail.com	0	11/8/11
Isabel Edwards	<i>[Signature]</i>	602	"	0	11/8/11
John Loyie	<i>[Signature]</i>	632	Trail	0	11/8/11
Greta Nicks	<i>[Signature]</i>	640	Trail	0	11/8/11
Long	<i>[Signature]</i>	6:58			
Marianne Bos	<i>[Signature]</i>	530	Trail Ave	0	11-8-11
Chris Bos	<i>[Signature]</i>	530	Trail Ave	2	11-8-11
W. Dean Carr	<i>[Signature]</i>	520	Trail	0	11/8/11

Don't Go To 252 Dick

# Petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage at Park Avenue & Elm Street.










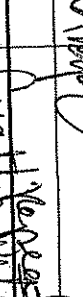
Petition summary and background	This petition is to prevent Frederick Memorial Hospital from opening an entrance to the parking garage at Park Avenue & Elm Street. This access would increase traffic 2 or 3 times current flow creating a dangerous situation for kids, pets and YOU! It would include late evening and the middle of the night traffic increases interrupting your sleep. This entrance is not required, we believe the traffic should stay on 7th street, a road designed to handle the load.
Action petitioned for	We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent this street entrance to the Frederick Memorial Hospital parking garage.

Printed Name	Signature	Street Address	EMAIL Address	Children in Household	Date
Joel Knill		402 Elm St	JSK030000@netnet11	0	11/14/11
Allan Bidinger		278 D. 11		0	11/14/11
David Vandenberg		259 Dill	nydave@netmail.com	2	11/14/11
Joshua B. Henson		248 Dill Ave.	jhenson@gmail.com	2	11/14/11
Aligail J. Henson		248 Dill Ave.	alborahenson@gmail.com	2	11/14/11
Ellen Presbucki		601 Elm St	przjbucki501@gmail.com	1	11-11-11
Bibi Blous		276 Dill Ave	bibi@brianandbibi.com	2	11-11-11
Brian Brank		246 Dill Ave	brian@brianandbibi.com	2	11/14/11
Barry Kissin		244 D. 11 Ave	barrykissin@hotmail.com	0	Nov 11 2011
Harriet Wise		242 Dill Ave	<del>harrietwise@verizon.net</del>	0	11/14/11

harrietwise@verizon.net











# Petition to prevent a restricted access opening to the Frederick Memorial Hospital parking garage on Park Avenue & Elm Street

Petition summary and background	This petition is to prevent Frederick Memorial Hospital in opening a restricted access entrance to the parking garage located on Park Avenue & Elm Street. This access would create more traffic to a residential neighborhood that already has heavy vehicle and pedestrian traffic. This neighborhood includes numerous children and residents who use the area for recreational purposes (i.e. bike riding, walking). Adding an access point to the parking garage would create more traffic, and would potentially create a hazardous area to the residents that live in this neighborhood.
Action petitioned for	We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent this street entrance to the Frederick Memorial Hospital parking garage.

Printed Name	Signature	Address	Children in Household	Date
Katie & Brian Stagle		277 W. 5th Street (corner of sm & Elm)	2 (4yr)	9/19/2011
Beth Tran		400 TRAIL AVE FRED MD 21704	2	9/19/11
Sara Varva		524 Trail Ave Frederick, MD 21701	1	9/19/11
Shirley R. Hays		403 Elm St. Fred MD 21701	2	9/19/11
David Collins		340 Park Ave	1	9/19/11
Lucia & Brian Hall		336 Park Ave. Frederick, MD 21701	1	9/19/11
Martha Bush		306 Park Ave Frederick MD	0	9/19/11
Valerie Pearce		348 Park Ave Fred MD	1	9/19/11
Kara Newman Tamburini		510 E 1st Frederick MD 21701	1	9/19/11
Cindy Wetzel		253 Pitt Ave Frederick MD 21701	2	9/19/11

# Petition to prevent a restricted access opening to the Frederick Memorial Hospital parking garage on Park Avenue & Elm Street

Petition summary and background	This petition is to prevent Frederick Memorial Hospital in opening a restricted access entrance to the parking garage located on Park Avenue & Elm Street. This access would create more traffic to a residential neighborhood that already has heavy vehicle and pedestrian traffic. This neighborhood includes numerous children and residents who use the area for recreational purposes (i.e. bike riding, walking). Adding an access point to the parking garage would create more traffic, and would potentially create a hazardous area to the residents that live in this neighborhood.
Action petitioned for	We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent this street entrance to the Frederick Memorial Hospital parking garage.

Printed Name	Signature	Address	Children in Household	Date
William Heath		507 Shaw St Repeat		9/25
Mark Peppers		507 Shaw St Repeat	1	9/25
Elmer Pralgo Jr		501 Elm St Repeat	1	9/25
Beth Mitchell		406 Elm St	2	9/25
Brent Mitchell		406 Elm St	2	9.25
Ronan Givens		518 Elm St Repeat	1	9.25
Christina Stephenson		512 Elm St. Repeat	1	9/25
Tim Stephenson		512 Elm St.	1	9/25
Michele Mark		514 Elm St.	4	9/26
Darius Mark		514 Elm St.	4	9/26

[illegible]



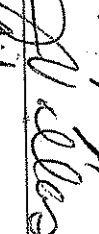
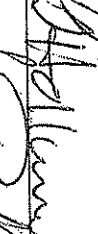







People in

Printed Name	Signature	Street Address	EMAIL Address	Children in Household	Date
It R. chard l h m	It R. chard l h m	344 Rm 4 A, 0		1	Oct 2
Jennifer Jones	Jennifer Jones	358 Park Ave Fred MD	qagame23@icloud.com	1	Oct 6
Randell Knight	Randell Knight	340 Park Ave	dcollins9@comcast.net	3	Oct 6
Elizabeth Master	Elizabeth Master	338 Park Ave.	mail Box		Oct 6
Justin Reed	Justin Reed	328 Park Ave	REED, JUSTIN A@comcast.net	0	Oct 7
Andrew McCusker	Andrew McCusker	504 Trail Ave	Kaligraph@aol.com	1	Oct 12
Randell Knight	Randell Knight	267 Ditt Ave	Randell Knight@aol.com	1	Nov 1
Don V. Harker	Don V. Harker	402404 Elm St. (Property)		0	Nov 11
BEIANE SCHALE	BEIANE SCHALE	277 W. 5TH ST.	ARTFACT03@AOL.COM	2	11/11/11
Joe Lucote	Joe Lucote	272 Dill Ave		0	11/11/11
Mary Lehman	Mary Lehman	370 H Dill Ave	lehman16@verizon.net	2	11/11/11
R. M. Maken	R. M. Maken	270 B		1	11/11/11
Eagareline	Eagareline	268 Dill Ave	EKline@comcast.net	3	11/11/11
Josh Dickson	Josh Dickson	262 Dill Ave		2	11-11-11
John C. Moore	John C. Moore	235 Dill Ave	moorej@comcast.net	0	11-11-11

[illegible]

# Petition to prevent a restricted access opening to the Frederick Memorial Hospital parking garage on Park Avenue & Elm Street

Petition summary and background  Action petitioned for	<p>This petition is to prevent Frederick Memorial Hospital in opening a restricted access entrance to the parking garage located on Park Avenue &amp; Elm Street. This access would create more traffic to a residential neighborhood that already has heavy vehicle and pedestrian traffic. This neighborhood includes numerous children and residents who use the area for recreational purposes (i.e. bike riding, walking). Adding an access point to the parking garage would create more traffic, and would potentially create a hazardous area to the residents that live in this neighborhood.</p> <p>We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent this street entrance to the Frederick Memorial Hospital parking garage.</p>
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Printed Name	Signature	Street Address	EMAIL Address	Children in Household	Date
Dino O Bolden		Frederick, MD. 21701 324 Park Ave.		1	9-23-11
Tom Babel		352 Park Ave Frederick, MD 21704		3	9/26/11
Jodi Vallaster		354 Park Ave Frederick, MD 21701	jodi.vallaster@tcps.org	1	9/26/11
		358 Park		2	9/26/11
Susan Fasten		350 Park Ave.	susanfasten@nms.com	1	9/26/11
JOHANN HALL		336 PARK AVE	JOHANN.HALL@VIRGINIA.NET	1	9/26/11
Esther & Bob Tiegler		300 R. R. Ave.	robertziegler@comcast.net	0	9/26/11
Helena E. Cole		332 Park Ave.	helenacole@verizon.net	1	9/26/11
Ruth Snyder		326 Park Ave	rusnyder@yahoo.com	2	9/26/11
Melissa Kelly		314 Park Ave	mkelly55@yahoo.com	0	9/26/11

Petition summary and background	This petition is to prevent Frederick Memorial Hospital in opening a restricted access entrance to the parking garage located on Park Avenue & Elm Street. This access would create more traffic to a residential neighborhood that already has heavy vehicle and pedestrian traffic. This neighborhood includes numerous children and residents who use the area for recreational purposes (i.e. bike riding, walking). Adding an access point to the parking garage would create more traffic, and would potentially create a hazardous area to the residents that live in this neighborhood.
Action petitioned for	We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent this street entrance to the Frederick Memorial Hospital parking garage.

[illegible]

# Petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage at Park Avenue & Elm Street.


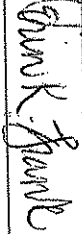




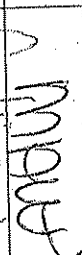
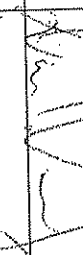


Petition summary and background	This petition is to prevent Frederick Memorial Hospital from opening an entrance to the parking garage at Park Avenue & Elm Street. This access would increase traffic 2 or 3 times current flow creating a dangerous situation for kids, pets and YOU! It would include late evening and the middle of the night traffic increases interrupting your sleep. This entrance is not required, we believe the traffic should stay on 7th street, a road designed to handle the load.
Action petitioned for	We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent this street entrance to the Frederick Memorial Hospital parking garage.

Printed Name	Signature	Street Address	EMAIL Address	Children in Household	Date
Sharon Connell	Sharon Connell	207 Hill Ave			10/11/11
Diane Rhoades	Diane Rhoades	243 Dill Ave.	olystephane@aol.com	part time 2	10/11/11
Joni Van Broom	Joni Van Broom	254 Dill Ave	johnvanbroom@msn.com		11/11/11
Arthur Learte	Arthur Learte	237 Dill Ave			11/11/11
Jason Cox	Jason Cox	227 Dill Ave	jccox@comcast.net		11/11/11
Jacob Morgan	Jacob Morgan	224 Dill Ave	johnm137@yahoo.com		11/11/11
Elizabeth Leon	Elizabeth Leon	208 Dill Ave.	ceonelizabeth@aol.com		11/11/11
Megan Alsop	Megan Alsop	227 Dill Ave	MeganAlsop@comcast.net		11/11/11
<del>Robert Dobby</del>	<del>Robert Dobby</del>	<del>431 Elm St</del>	<del>RobertDobby@comcast.net</del>	<del>1</del>	<del>11/11/11</del>
<del>John Farley</del>	<del>John Farley</del>	<del>444 Elm St</del>	<del>JohnFarley@comcast.net</del>	<del>1</del>	<del>11/11/11</del>

Printed Name	Signature	Street Address	EMAIL Address	Children in Household	Date
Mollie Browning	Mollie Browning	229 Dill Ave	Mollie B 219@comcast		11/11/11
Adaire Caste	Adaire Caste	221 Dill Ave			11/11/11
Zoe Funt	Zoe Funt	219 Dill Ave			
Max Funt	Max Funt	219 Dill Ave	max4joe@comcast.net		
Amy Scanzella	Amy Scanzella	719 Angelwing	Amy Scanzella@comcast.net		11/11/11
Robert Mires	Robert Mires	220 Dill Ave	Foraging@300001.com		11-11-11
James Toland	James Toland	226 Dill Ave			11-11-11
Curtis Zerk	Curtis Zerk	212 Dill Ave		1	11/11/11
Maria Smith	Maria Smith	401 Rosemont Ave	mcs12@choad.edu		11/11/11
Maria Altep	Maria Altep	227 Dill Ave			
Gillian Goldsmith	Gillian Goldsmith	203 5th St.	gillie369@yahoo.com	3 pers	11/11/11

# Petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage at Park Avenue & Elm Street.

Petition summary and background	This petition is to prevent Frederick Memorial Hospital from opening an entrance to the parking garage at Park Avenue & Elm Street. This access would increase traffic 2 or 3 times current flow creating a dangerous situation for kids, pets and YOU! It would include late evening and the middle of the night traffic increases interrupting your sleep. This entrance is not required, we believe the traffic should stay on 7th street, a road designed to handle the load.
Action petitioned for	We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent this street entrance to the Frederick Memorial Hospital parking garage.

Printed Name	Signature	Street Address	EMAIL Address	People in Household	Date
JULIE Tobiacon		214 Dill Ave.	jmtobiacon@gmail.com	3	12/8/11
ERIN FRANK		218 Dill Ave.	kfrank1@aol.com	5	12/8/11
Stephanie Kopczak		234 Dill Ave. Fred. Md.		2	12/8/2011
Jill Stern		276 Dill Ave.		2	12/8/11
M.C. Bowers		273 Dill Ave			
Anne Marie Whans		265 Dill Avenue	anne.marie.w@hotmail.com	4	12/8/11
MEISSA WOLF		203 Dill Ave		2	12/8/11
Dave Vechneger		257 Dill Ave	mydave@hotmail.com	4	12/8/11
Katherine Young		249 Dill Ave		2	12-08-2011
Carolyn Snyder		239 Dill		2	12/8/11

[illegible]

From:      From: Beth Iran 600 Hill Ave,

I stopped by today to request your signature on this petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage on Park Avenue & Elm Street which according to FHM could bring an additional 1,108 vehicle trips per day to our neighborhood. Adding this access point to the parking garage would create a hazardous situation for our citizens. When the Neighborhood speaks as one organized voice the concerns raised will be reviewed in a more seriously manner by the authorities involved. This organization will also help us manage other noise, safety, parking and construction concerns with FMH. Please drop in my mailbox or give me a call to discuss.

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
MICHAEL BRANDENBURG	<i>Michael Brandenburg</i>	269 Dill Ave	mgbaurde@gmail.com	2	12/12/11

From: David Collins 346 Park Ave (301) 254 3560

Hi, I stopped by today to request your signature on this petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage on Park Avenue & Elm Street. Adding an access point to the parking garage would create more traffic, and would potentially create a hazardous area to the residents that live in this neighborhood. When the Neighborhood speaks as one organized voice the concerns raised will be reviewed in a more seriously manner by the authorities involved. This organization will also help us manage other noise, safety, parking and construction concerns with FMH. Please drop in my mailbox or give me a call to discuss.

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
KEN WHONG	<i>Ken Whong</i>	2605 DILL AVE	hbw917@hotmail.com	4	12/8/11
Dawn Orris	<i>Dawn Orris</i>	203 Barbara St.	dorris@comcast.net	2	12/11/11
Annette Stephens	<i>Annette Stephens</i>	267 Dill Ave	annettestephens2mindspring.com	3	12/12/11

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
John Yoho	<i>[Signature]</i>	257 W. Fifth St.	yohoster@gmail.com	2	11/30/11
		Fifth St.			
		Fifth St.			

From: Beth Tran 600 Trail Ave. Dave Collins 301-24356

Hi, I stopped by today to request your signature on this petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage on Park Avenue & Elm Street. Adding an access point to the parking garage would create more traffic, and would potentially create a hazardous area to the residents that live in this neighborhood. When the Neighborhood speaks as one organized voice the concerns raised will be reviewed in a more seriously manner by the authorities involved. This organization will also help us manage other noise, safety, parking and construction concerns with FMH. Please drop in my mailbox or give me a call to discuss.

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Natalie Elder	<i>[Signature]</i>	618 Trail Ave.	Natalie@3M@hotmail.com	1	11-9-11

From: Beth Tran 600 Trail Ave. Dave Collins 301-24356

Hi, I stopped by today to request your signature on this petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage on Park Avenue & Elm Street. Adding an access point to the parking garage would create more traffic, and would potentially create a hazardous area to the residents that live in this neighborhood. When the Neighborhood speaks as one organized voice the concerns raised will be reviewed in a more seriously manner by the authorities involved. This organization will also help us manage other noise, safety, parking and construction concerns with FMH. Please drop in my mailbox or give me a call to discuss.

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Christina Lund	<i>[Signature]</i>	616 Trail Ave.	emlund45@comcast.net	2	11/9/11
THOMAS MOORE	<i>[Signature]</i>	616 TRAIL AV	tmo882@yahoo.com	2	11/9/11

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Ann Miller	Ann Miller	300 W. Fifth St.	—	2	11-6-11
William Miller	Will Miller	300 W Fifth St.	—	1	11/7/11
		Fifth St.			

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Ranny McKay	R. McKay	303 Fifth St.	ranny3mckay@yahoo.com	4 total	11/6/11
Liam McKay	4 YRS. Old	303 Fifth St.	"	↓	
Maere McKay	Maere McKay	303 Fifth St.	"	1	
Matt McKay	Matt McKay	303			

From: From: David Collins 346 Park Ave, (301) 245 3560 dcollins9@comcast.net

I stopped by today to request your signature on this petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage on Park Avenue & Elm Street which according to FHM could bring an additional 1,108 vehicle trips per day to our neighborhood. Adding this access point to the parking garage would create a hazardous situation for our citizens. When the Neighborhood speaks as one organized voice the concerns raised will be reviewed in a more seriously manner by the authorities involved. This organization will also help us manage other noise, safety, parking and construction concerns with FMH. Please drop in my mailbox or give me a call to discuss.

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Cynthia Wetzel	Cynthia Wetzel	253 Dill Ave	cindyhare@hotmail.com	4	11/14/11
Kent Wetzel	Kent Wetzel	253 Dill Ave	Kentwetzel@hotmail.com	4	11/14/11

the parking garage on Park Avenue & Elm Street which according to FHM could bring an additional 1,108 vehicle trips per day to our neighborhood. Adding this access point to the parking garage would create a hazardous situation for our citizens. When the Neighborhood speaks as one organized voice the concerns raised will be reviewed in a more seriously manner by the authorities involved. This organization will also help us manage other noise, safety, parking and construction concerns with FMH. Please drop in my mailbox or give me a call to discuss.

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Amber Zankey	Amber Zankey	602 Trail Ae	azankey2@hotmail.com	2	11/14/2011

From: \_\_ From: David Collins 3 Park Ave, (301) 245 3560 dcollins9@comcast.net

I stopped by today to request your signature on this petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage on Park Avenue & Elm Street which according to FHM could bring an additional 1,108 vehicle trips per day to our neighborhood. Adding this access point to the parking garage would create a hazardous situation for our citizens. When the Neighborhood speaks as one organized voice the concerns raised will be reviewed in a more seriously manner by the authorities involved. This organization will also help us manage other noise, safety, parking and construction concerns with FMH. Please drop in my mailbox or give me a call to discuss.

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Robert Strasser	<i>Robert Strasser</i>	202 Dill Ave	rhythm511@hotmail.com	1	11/12/11

From: \_\_ From: David Collins 346 Park Ave, (301) 245 3560 dcollins9@comcast.net

I stopped by today to request your signature on this petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage on Park Avenue & Elm Street which according to FHM could bring an additional 1,108 vehicle trips per day to our neighborhood. Adding this access point to the parking garage would create a hazardous situation for our citizens. When the Neighborhood speaks as one organized voice the concerns raised will be reviewed in a more seriously manner by the authorities involved. This organization will also help us manage other noise, safety, parking and construction concerns with FMH. Please drop in my mailbox or give me a call to discuss.

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
John Gorby	<i>John Gorby</i>	401 Elm St		3	11/11/11
Richard Gorby	<i>Richard Gorby</i>	401 Elm St		3	11/11/11
Cameron Gorby	<i>Cameron Gorby</i>	401 Elm St		3	11/11/11

From: \_\_ From: David Collins 346 Park Ave, (301) 245 3560 dcollins9@comcast.net

I stopped by today to request your signature on this petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage on Park Avenue & Elm Street which according to FHM could bring an additional 1,108 vehicle trips per day to our neighborhood. Adding this access point to the parking garage would create a hazardous situation for our citizens. When the Neighborhood speaks as one organized voice the concerns raised will be reviewed in a more seriously manner by the authorities involved. This organization will also help us manage other noise, safety, parking and construction concerns with FMH. Please drop in my mailbox or give me a call to discuss.

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Randy Redmond	<i>Randy Redmond</i>	251 Dill Ave	redmondrandy@gmail.com	6	11-12-11

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Holly Watkinson	<i>Holly Watkinson</i>	318 Park Ave.		2	10/7/11
Clive Smith	<i>Clive Smith</i>	318 Park Ave.		2	10/7/11
		Park Ave.			

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Rachel Utsch	<i>Rachel Utsch</i>	334 Park Ave.	reu1@hood.edu	3	9/26
Samantha Gertner	<i>Samantha Gertner</i>	334 Park Ave.	sng2@hood.edu	3	9/26
Brebn Stailey	<i>Brebn Stailey</i>	334 Park Ave.	bs19@hood.edu	3	9/26

From: Beth Tran 600 Trail Ave.

Dave Collins 301-245 3560

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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Geri Lehman	<i>Geri Lehman</i>	604 Trail Ave	Itsandris@aol.com	3	11/11/11

From: David Collins 346 Park Ave, (301) 245 3560 dcollins9@comcast.net

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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Katie House.	<i>Katie House.</i>	350 Park Ave.	katie.a.house@gmail.com	1	9/30/11
		Park Ave.			
		Park Ave.			

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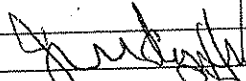
Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
TED CHARADA	<i>Ted Charada</i>	340 Park Ave.	tcharada@gmail.com	1	10/3/11
SUSAN SPANGLER	<i>Susan Spangler</i>	340 Park Ave.	sspanglers@msn.com	1	10/14/11
		Park Ave.			

From: Brian Slagle 277 W. 5<sup>th</sup> St. Frederick MD 21701


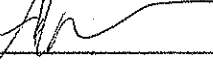
BRIAN SCL E 301.305.9009

I stopped by today to request your signature on this petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage on Park Avenue & Elm Street. Adding an access point to the parking garage would create more traffic, and would potentially create a hazardous area to the residents that live in this neighborhood. When the Neighborhood speaks as one organized voice the concerns raised will be reviewed in a more seriously manner by the authorities involved. This organization will also help us manage other noise, safety, parking and construction concerns with FMH. Please drop in my mailbox or give me a call to discuss.

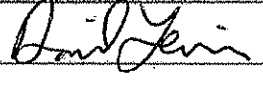
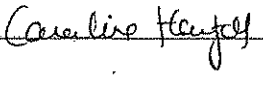
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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Hunter Hughes		257 Dill Ave	<del>XXXXXXXXXXXX@XXXX</del>	2	11/11
			Hunter.Hughes@wol.com	2	11/11
Judy Hughes		257 Dill Ave	Spiter 600@wol.com	2	11/11

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
D. McWilliams		276 Fifth St.	DQ@DQHOMES.com	4	11/7
A. McWilliams		276 Fifth St.			11/7
		Fifth St.			

We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

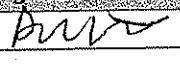
Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
David Lewis		305 West Fifth St.		3	11-21-11
Caroline Hartzell		305 West Fifth St.	Caroline.hartzell@gmail.com	3	11-21-11
		Fifth St.			

From: Brian Slagle 277 W. 5<sup>th</sup> St. Frederick MD 21701

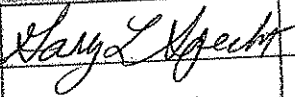
301.305.9009 BRIAN SCLAGLE

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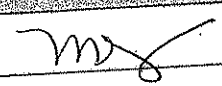
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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Dana Argiro		209 W 5th St #1	phytoplankton@me.com	1	16 NOV 2011

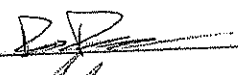

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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Gary L. Specht		279 W. Fifth St.		1	11/14/11
		Fifth St.			
		Fifth St.			

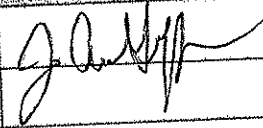
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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Melissa Haugen		261 W. Fifth St.	melissahaugen@verizon.net	1	11/10/11
		Fifth St.			
		Fifth St.			

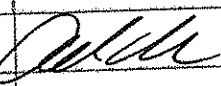
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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Benee Bourassa		237 W Fifth St.	RBourassa99@hotmail	2	11/9/11
Hunter Heaman		237 W Fifth St.	Hunter.Heaman@Gowal.com	2	11/10/11
		Fifth St.			

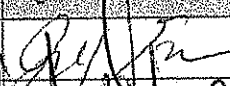
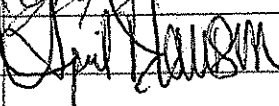
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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
JoAnn Griffin		240 W Fifth St.	joanngriffin1966@yahoo.com	2	11/7/11
		Fifth St.			
		Fifth St.			


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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
		Fifth St.			
Adam Leviton		245 Fifth St.	adleviton@gmail.com	2	11-6
		Fifth St.			


We, the undersigned, are concerned citizens who urge our city leaders to act now to prevent the Park Avenue entrance to the Frederick Memorial Hospital parking garage. (Please have all members of the household sign)

Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Joseph Frank		263 W Fifth St.	Joseph.Frank26@yahoo.com	2	11/7/11
April Dawn Lawson		263 N Fifth St.	DLawson0429@gmail.com	2	11/7/11
		Fifth St.			

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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
CHARLES A. JAMES		244 W. Fifth St.		2	11/7/11
		Fifth St.			
		Fifth St.			

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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
SHAWN BURNS		272 W Fifth St.	s72burns@gmail.com	2	11/8/11
		Fifth St.			
		Fifth St.			

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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Max B Hite	<i>Max B Hite</i>	275 W. Fifth St.	None	2	11/6/11
		Fifth St.			
		Fifth St.			

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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
ROBERT MILLER	<i>Robert Miller</i>	253 W. Fifth St.		2	11-7-11
BEVERLY MILLER	<i>Beverly Miller</i>	253 W. Fifth St.		2	11-7-11
		Fifth St.			

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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
MARK FARBERMAN	<i>Mark Farberman</i>	265 W Fifth St.	FARBERMAN@XECU.NET	1	11/7/11
		Fifth St.			
		Fifth St.			

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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
ROBERT JAMES JR.	<i>Robert James Jr.</i>	258 W. Fifth St.		1	11/8/11
		Fifth St.			
		Fifth St.			

From: Beth Tran

00 Trail Ave.

Dave Collins 301-2354

Hi, I stopped by today to request your signature on this petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage on Park Avenue & Elm Street. Adding an access point to the parking garage would create more traffic, and would potentially create a hazardous area to the residents that live in this neighborhood. When the Neighborhood speaks as one organized voice the concerns raised will be reviewed in a more seriously manner by the authorities involved. This organization will also help us manage other noise, safety, parking and construction concerns with FMH. Please drop in my mailbox or give me a call to discuss.

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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Billie Rinehart	Billie Rinehart	620 Trail Ave	N/A	2	11/12/11
Susan Bowers	Susan Bowers	620 Trail Ave	n/a	2	11/12/11

please sign!!!

From: David Collins 346 Park Ave, (301) 245 3560 dcollins9@comcast.net

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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Karen Kallmyer	Kallmyer	272A Park Ave.	Kallmyers@gmail	2	11/14/11
Stephen Kallmyer	S. Kallmyer	272A Park Ave.	Kallmyers@gmail.com	2	11/14/11
		D: 11 Ave Park Ave.			

From: David Collins 346 Park Ave, (301) 245 3560 dcollins9@comcast.net

Hi, I stopped by today to request your signature on this petition to prevent Frederick Memorial Hospital from opening an entrance to the parking garage on Park Avenue & Elm Street. Adding an access point to the parking garage would create more traffic, and would potentially create a hazardous area to the residents that live in this neighborhood. When the Neighborhood speaks as one organized voice the concerns raised will be reviewed in a more seriously manner by the authorities involved. This organization will also help us manage other noise, safety, parking and construction concerns with FMH. Please drop in my mailbox or give me a call to discuss.

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Printed Name	Signature	Street Address	EMAIL Address	# in household	Date
Elizabeth H. Wastler	Elizabeth H. Wastler	338 Park Ave.		1	11/27/11
		Park Ave.			
		Park Ave.			

January 4, 2012  
267 Dill Avenue  
Frederick, MD 21701

0  
(SINCE JAN 3)

Mr. Brandon Mark  
Case Planner  
Planning Department, City of Frederick  
140 West Patrick Street  
Frederick, MD 21701

**RE: PC11-597FSI, Final Site Plan, Frederick Memorial Hospital**

Dear Mr. Mark,

On behalf of the of the neighbors in the Park Avenue, Elm Street and Dill Avenue and 5<sup>th</sup> Street Area we would like to bring your attention to some of our specific concerns in the case referenced above. Please note that we do not oppose the requested parking structure. We do adamantly oppose an access point of any type that would empty traffic onto Park Avenue. The applicant has stated that the access point as proposed is required for public safety. We would like to remind your office that there is an existing access point facing west. Directly across from that access point is a gate that can be opened for emergency access onto the Hood College Campus. Below are our specific concerns with the applicants file.

We are concerned about the process of this application and the tactics that the Hospital is using in its presentation to the Planning Department and Commission. The issue is much larger than the proposed parking entrance on Park Avenue. The hospital has a major expansion plan that it will not disclose and the expansion will impact quality of life in the surrounding community. The hospital's nondisclosure is part of a strategy to gain approval with minimal public comment and governmental oversight.

The City of Frederick has stated in the Comprehensive Plan that it will manage growth to preserve the character and quality of life of neighborhoods. The Community Character Element of the Comprehensive Plan speaks of "strengthening residential and commercial areas by supporting the compatibility of adjacent development..."

The Plan expresses the need for developments to be compatible with adjacent uses and for boundaries to be maintained between areas of different use. CCD Policy 3 states that "The placement of residential development, commercial buildings, parking, access and landscaping should be compatible with neighborhood characteristics in the immediate vicinity." Land Use Policy 1 calls for appropriate use and speaks of the need to manage transitions from one area to the next. Policy TE 9 directs truck traffic to the most suitable arterial streets rather than residential streets. We can extend this argument to the heavy volume of traffic that we expect from the parking exit.

Citing the "Complete Streets," approach to city planning, the Plan encourages safe travel for pedestrians, cyclists and others while preserving neighborhoods. The planning concept of "complete streets" emphasizes the need for all users, especially pedestrians and less expert drivers to be able to move on the street. Complete Streets are a function of the type of area that they pass through. Elm Street is an ideal example of a complete street of an early 20th century medium density residential neighborhood. It does not need to become a major arterial to be a complete street. The Plan specifically recognizes the character of early 20th century neighborhoods such as the ones that surround the hospital and compares their contribution to that of the Historic District.

In summary, the City has made a commitment to manage growth in a way that will protect neighborhoods. The Comprehensive Plan embodies the values of safe pedestrian and bicycle traffic, land use that is appropriate to neighboring areas and the maintenance of boundaries between areas of different use. It is not appropriate for a medium density residential neighborhood to be required to bear the load of heavy pass through traffic to and from a major institution. This would take activity across a boundary in a way that damages the quality of life and reduces safety in the affected community.

The hospital's future plan includes the construction of major buildings between the current buildings (including the parking garage) and 7th street. This information was briefly shown to residents at the required NAC 6 Meeting in October. At this time it was also seen by Gabriel Dunn of the Frederick City Planning Department. The new buildings will block access from the parking garage to the existing 7th street exits. At the same time expanded hospital staff will require access to parking. All of this increased traffic will be routed onto Park Avenue and through the residential areas to the south of the hospital.

Hospital representatives alluded to the expansion plan when they were pressed to justify their proposed parking entrance at the December 19,2011 planning workshop. They argued, however, that the plan was not up for approval. Instead, hospital representatives offered a variety of implausible justifications for the entrance. These included an emergency exit from the parking structure (which already exists by way of a gate between the west entrance and exit and Hood College), and a means for doctors and senior staff, doctors, and volunteers to arrive quickly.

A traffic study was required by the City's regulations which state, "If the proposed zoning or land use of a development application is not in conformance with the City's latest Comprehensive Plan, additional studies will be required. A trip generation study will be performed to determine whether the development proposal will add traffic volumes above levels anticipated in the development of the Comprehensive Plan."

In keeping with this requirement, the hospital has presented two studies in support of their proposal. The first study appeared seriously flawed even to a layman. It was essentially some information about Frederick pasted into a traffic study for another entity.

The hospital presented a revised study at the December 19,2011 planning workshop. The second study also contains critical flaws. The most serious problem with the traffic study is that it does

not take into account the increased demand for parking that will come from the hospital's expansion.

The guidelines for traffic studies state, "An applicant will be required to submit a traffic impact study when a proposed development will generate more than 50 peak hour trips on a weekday and 100 peak hour trips on a weekend day. The basis for trip generation estimates will be the latest edition of ITE Trip Generation. **Development of a project in stages, or on a piecemeal basis, will not avoid this requirement. The trips expected to be produced by the ultimate build-out of the development will be the basis for such study.**" The study presents low numbers based on current assumptions, and an incomplete traffic study, not on the future build out.

This issue is not new. The City requested the hospital's master expansion plan in May or 2011 to be able to understand the impact of the proposed parking entrance. To our knowledge, it has not been received. See the email reproduced below.

**From:** Devon Hahn [mailto:dhahn@cityoffrederick.com]  
**Sent:** Wednesday, May 25, 2011 9:42 AM  
**To:** Joe Caloggero, P.E., PTOE, PTP  
**Cc:** Gabrielle Dunn; Zack Kershner  
**Subject:** RE: Frederick Memorial Hospital Parking Garage Expansion

As discussed earlier, staff has reviewed the request below, and PZ11-00127 (FMH Parking Deck) alone does not warrant a traffic impact study. However, staff understands that the FMH parking garage plan is part of an overall site redevelopment/addition plan. Therefore, as the March 16, 2011 comments indicate, staff has requested an overall traffic impact study for the complete project, identifying each phase and the anticipated traffic impacts.

Traffic studies must measure background traffic to take into account the larger context of the neighborhood. "The applicant's traffic study shall evaluate existing, background, and total future traffic conditions. Background traffic shall include existing traffic plus growth in through traffic (compounded percentage based on historical data) plus traffic generated from background developments. The total traffic conditions should reflect the addition of the background traffic volumes and trips generated by the site. "

Failing to measure the background traffic correctly, the hospital's study omitted key portions of the area that will be directly affected by the parking entrance. The traffic study did not acknowledge Fifth Street on its map or in its calculations therefore it is not giving an accurate depiction of the background and total traffic conditions. Cars dropping children off at the school are required to come west on 5<sup>th</sup> Street, turn south on elm , and then left on Evergreen Ave towards the schools entrance. There are a minimum of 320 existing cars that use Elm to bring their kids to school at the same time as the hospitals peak traffic hours. These cars were not recorded in the traffic study. The school generates many trips daily during peak hours and the children who attend it are yet another at risk population who will be endangered by increased traffic.

We are also very concerned if this entrance is approved that the city would have to provide first-line snow removal to that location, as well as declare Park and Elm as snow emergency routes,

so that staff can access the deck. This would be a serious problem as most of the houses on Elm have no off street parking. Moving cars from these streets proved to be almost impossible during the blizzards two years ago.

The hospital has proposed to drastically alter the traffic patterns and flow through the surrounding community in order to build a parking entrance that supports their planned expansion. They are not releasing details of the expansion. Instead, they are submitting elements of it piecemeal for approval and construction. In this way, they hope to evade governmental oversight and public comment. The parking entrance would reduce pedestrian safety and seriously harm the quality of life in the surrounding community. This is poor planning and flies in the face of the City's Comprehensive Plan.

We respectfully request that the City of Frederick Planning Department require Frederick Memorial Hospital to do the following:

1. Frederick Memorial Health System should be required to provide the long term plans and drawings to your department
2. Frederick Memorial Health System should be required to acknowledge they have a means of ingress and egress in times of emergency
3. Frederick Memorial Health System should be required to abandon an access point onto Park Avenue.

We are asking your help to ensure that the community's valid concerns are considered in your recommendations to the Planning Commission. Our request is that staff recommends that the Commission accept the site plan with a modification that abandons the Park Avenue access point. We simply need to look at the historic neighborhoods that surround Waynesboro Hospital in Pennsylvania; when the development of the hospital was not balanced with the surrounding neighborhood blight set in just a couple of short years later. What makes Frederick special are these sorts of neighborhoods, it is the City of Frederick Responsibility to help protect them.

Thank you for your assistance in this process.

Regards,

Randy

Randall Knight

cc: Joseph Adkins, Deputy Director of Planning  
Gabrielle Dunn - City of Frederick Department of Planning  
Meta Nash, Chairman Frederick City Planning Commission  
Josh Bokee, Vice Chariman Frederick City Planning Commission  
Alderman Kelly Russell, Secretary Frederick City Planning Commission  
Gary Brooks, Frederick City Planning Commission  
Elisabeth Fetting, Frederick City Planning Commission  
Mayor Randy McClement

2

## Brandon Mark

---

**From:** Gabrielle Dunn  
**Sent:** Thursday, January 05, 2012 1:04 PM  
**To:** 'Marilyn Bagel'  
**Cc:** Brandon Mark  
**Subject:** RE: Park Ave Garage Entrance: David Vs Goliath and Goliath thinks it's in the bag  
Ms. Bagel

Thank you for taking the time to submit your concerns in writing, we will forward your comments to the Planning Commission for their consideration and include it as part of the public record for this case.

Please let me know if you have any questions.

Thank you

Gabrielle

---

**From:** Marilyn Bagel [mailto:mbwriter2@verizon.net]  
**Sent:** Thursday, January 05, 2012 11:47 AM  
**To:** Carreanne Eyler; Gabrielle Dunn  
**Subject:** Park Ave Garage Entrance: David Vs Goliath and Goliath thinks it's in the bag

Good afternoon. My husband Tom and I live at 352 Park Avenue and are among the many residents who have previously sent you letters in our opposition to what would clearly be a blight on our community and its way of life with FMH's attempt to fill our narrow streets with car traffic that it is not designed to sustain it.

What has come to our attention and is especially troubling is that recently a neighbor told us the following: Coincidentally she serves on a board of directors (**not FMH**) with three FMH board members. When she spoke to them about her concern over our neighborhood issue, they told her "you better get over it. It's a done deal." Really? "A DONE DEAL." What is this — Chicago politics?

The "Goliath" arrogance expressed by these words is galling, though not surprising when you think of the steamrolling actions that FMH has taken in its attempts to get this passed. I attended the meeting last month and was especially struck by the lame reasoning on the part of FMH with its ill-preparedness when it came to documents of proof in trying to justify its actions. There was a lot of verbal fumbling at the table.

They're also trying to make a case that if there is an accident or other emergency on 7th Street, it would landlock the hospital and bring everything to a standstill. That is beyond absurd. As we all know, there are existing alternatives that would alleviate any such occurrence, and this is no justification for what they are trying to do.

Our neighborhood is doing what any responsible civic-minded community would do in a situation such as this and that is to defend our rights to enjoy a quality of life in the city of Frederick which is why we all moved here in the first place. Hopefully our committed "Davids and Davidas" still have a chance against Goliath, and that, contrary to the three FMH Board members, this is NOT in fact a done deal.

Most respectfully,

1/5/2012

Marilyn Bagel

*"Everyone needs wishes and dreams, because the bridge you build between them and reality is your life."*

**MARILYN BAGEL**

Scriptwriter, Speechwriter, Author

National events, Award shows, Multimedia

Phone: 301-695-4656

Cell: 301-580-3281

website: [www.MarilynBagelWriter.com](http://www.MarilynBagelWriter.com)

(3)

**Brandon Mark**

---

**From:** Gabrielle Dunn  
**Sent:** Wednesday, January 04, 2012 2:40 PM  
**To:** Brandon Mark  
**Subject:** FW: FMH Park avenue parking entrance.  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

**From:** Aaron Forster [mailto:aaron.m.forster@gmail.com]  
**Sent:** Wednesday, January 04, 2012 2:27 PM  
**To:** Carreanne Eyler; Gabrielle Dunn  
**Subject:** FMH Park avenue parking entrance.

Dear Staff,

My name is Aaron Forster and I am a resident of Elm Street. I have viewed FMH's plan for a proposed entrance onto Park Ave. to accommodate the expansion. I have one question that has not been answered in any of the meetings. If FMH adds this entrance, how many parking spots will be lost on Park Ave as a result of these changes. The majority of residents on Elm St. do not have off street parking. Moving automobiles on trash nights is a pain because there are never enough spots in the surrounding blocks and someone invariably gets a ticket. I worry that any loss of parking spaces will further exacerbate our crowded situation. This would lead to a boost in revenue for the city, but a nightmare for those of us coming home late and looking for a spot.

Thank you,  
Aaron

(4)

**Brandon Mark**

---

**From:** Gabrielle Dunn  
**Sent:** Wednesday, January 04, 2012 3:39 PM  
**To:** Brandon Mark  
**Subject:** FMH  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
**For the record**

**From:** przybocki501@comcast.net [mailto:przybocki501@comcast.net]  
**Sent:** Wednesday, January 04, 2012 11:22 AM  
**To:** Matthew Bowman; Joe Adkins  
**Subject:** Online Form Submittal: Ask a Department

If you are having problems viewing this HTML email, click to view a [Text version](#).

**Ask a Department**

Please complete the following information to submit a question to the City of Frederick.

**Contact Information**

Name:

Mark Przybocki

Email Address:\*

[przybocki501@comcast.net](mailto:przybocki501@comcast.net)

Question Subject:

FMH Parking Garage expansion

Select the department that will receive your question:\*

[Airport V]

Enter your question:\*

I'm reading an article found here: [http://your4state.com/fulltext/?nxd\\_id=229147](http://your4state.com/fulltext/?nxd_id=229147) Which states: "Should something occur either in the parking garage or on 7th Street, which is now our sole access to the garage, people won't be able to get out. People won't be able to get in," said Harry Grandinett, director of communications and marketing for FMH. --- I believe this to be completely false --- There is access through Hood College (Hood uses it for overflow during events) and this access already leads out on to Park Avenue. I hope the City's planning group will ensure that the FMH's representative speak in TRUTHS when they apply for city permits or permission. I find this activity to be very disturbing and potentially destructive to our neighborhood. With Respect, -Mark Przybocki (501 Elm Street)

What method of follow-up would you prefer?

[Email V]

For follow-up by phone, please enter phone number:

301 366 9534

\* indicates required fields.

The following form was submitted via your website: Ask a Department

Name:: Mark Przybocki

Email Address:: [przybocki501@comcast.net](mailto:przybocki501@comcast.net)

Question Subject:: FMH Parking Garage expansion

Select the department that will receive your question:: Planning

Enter your question:: I'm reading an article found here: [http://your4state.com/fulltext/?nxd\\_id=229147](http://your4state.com/fulltext/?nxd_id=229147)

Which states:

"Should something occur either in the parking garage or on 7th Street, which is now our sole access to the garage, people won't be able to get out. People won't be able to get in," said Harry Grandinett, director of communications and marketing for FMH.

--- I believe this to be completely false ---

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With Respect,

-Mark Przybocki (501 Elm Street)

What method of follow-up would you prefer?: Email

For follow-up by phone, please enter phone number:: 301 366 9534

Additional Information:

Form submitted on: 1/4/2012 11:22:04 AM

Submitted from IP Address: 76.100.210.225

Referrer Page: <http://www.cityoffrederick.com/index.aspx?NID=413>

Form Address: <http://md-frederick.civicplus.com/Forms.aspx?FID=64>

*Gabrielle Dunn  
Division Manager of Current Planning  
140 W Patrick Street  
Frederick, Maryland 21701  
(301) 600-1883*

(5)

**Brandon Mark**

---

**From:** Gabrielle Dunn  
**Sent:** Saturday, January 07, 2012 10:19 PM  
**To:** Karen Bowling  
**Cc:** Carreanne Eyler; neighborhood.west@gmail.com; Brandon Mark  
**Subject:** Re: Park Ave Garage entrance

Ms. Bowling,

Thank you for taking the time to submit comments. We will be sure to include them in the background materials provided to the Commission for the hearing on the 23rd.

Thank You  
Gabrielle

Sent from my iPhone

On Jan 7, 2012, at 8:49 PM, "Karen Bowling" <[kabowling@verizon.net](mailto:kabowling@verizon.net)> wrote:

I am sending this letter to let you know that I am very much against FMH placing the entrance to the garage on Park Ave. The persons living on Elm street and that area already have traffic from Hood College, Salvation Army, Hankey's Radio and the Montessori school. I know the employee's from FMH would be coming down Dill and then to Elm and then to Park. We already have enough traffic. There have been many accidents at the corner of Dill and Elm. I know the city of Frederick does not want to be responsible for anymore accidents.

I live on Dill and we have traffic line up for the Montessori school in morning and afternoon. The traffic spills out onto Elm street. So lets say that school gets out around 3 (not sure what time school gets out because they start lining up around 2:30) and the day shift at FMH changes around 3. That's alot of traffic in one place.

I have always felt for those persons living on Park Ave. There has never been enough parking at FMH and I'm sure people park on the street all around the hospital. A few years ago my father was in the hospital and I had to walk up to visit him every time I went. On the day of discharge I walked up and got my husband to come when we were ready to leave and pick us up. This has been a long term problem.

My family plans on attending the meeting on Jan 23 to support the Friends of Neighborhood West. Elm street is a wonderful street and has the community feel. Lets not change that with multiple cars from the hospital driving thru it. Karen Bowling 229 Dill Ave Frederick

6

**Brandon Mark**

**From:** David Collins [david.collins@collinsconsulting-us.com]  
**Sent:** Monday, January 09, 2012 10:16 AM  
**To:** Brandon Mark  
**Cc:** 'Josh Bokee'; Gabrielle Dunn; Joe Adkins; 'Meta Nash'; Kelly Russell; 'Gary Brooks'; 'Elisabeth Fetting'; Randy McClement  
**Subject:** FMH parking garage entrance during construction???  
**Attachments:** 20111221144136753.pdf; ParkingExpansion.jpg

Brandon,

I have reviewed the staff report dated January 23 regarding the FMH expansion, where it is stated that staff recommends that the new Park Avenue entrance should be limited to 250 access cards. There are two concerns I have with this approach.

1. How will you assure us that FMH will comply?

I respectfully wish to call to your attention that FMH did not comply with item 9 on page 3 of the attached Planning Commission document (20111221144136753.pdf) dated September 16, 1999 regarding the Final Sight Plan 99-52 Project 2000 for a least the last 7 years. It specifies that the loading dock be only to be used between 7:00 AM and 7:00 PM. The neighbors were not aware of this until recently and our complaints went unanswered. In the new environment of FMH accommodation that they finally closed the dock until 7:00 AM and delivered a passive aggressive letter to everybody's door indicating that the closure will create additional construction expense and delays but they were doing it for us. No mention was made about the 1999 site plan requirement, once we discovered it, we felt like FMH owes us apology for the 7 years of non-compliance that had real quality of life issues with all the back-up beeping and tailgates slamming between 4:50 AM and 7:00 AM.

2. HOW MANY CARS WILL USE THE ENTRANCE DURING CONSTRUCTION OF THE NEW GARAGE AND FOR HOW LONG?

If all of the current 1250 spaces are accessed via the new entrance that would be about 3000 to 3800 cars a day coming and going on Park and Elm. THIS IS THE ELEPHANT IN THE ROOM! It is not mentioned in the staff report and FMH never provides it as a reason for the entrance. I fact at the October 19 NAC meeting, the December 19 PC meeting and on WHAG TV they indicated it was required in case of an emergency on 7th street an emergency that has not happened in the 100 years of the existents of FMH. Furthermore they already have access in every direction (north, south, east & west) in the event 7th is shut down; please look at the red lines in the attached document ParkingExpansion.jpg.

The neighbors here on Park Avenue await your answers to these two questions.

Sincerely

David

David Collins  
 301.254.3560  
 Director Business Development  
 Collins Consulting  
[david.collins@collinsconsulting-us.com](mailto:david.collins@collinsconsulting-us.com)



COLLINS CONSULTING  
 FEDERAL ACQUISITION SUPPORT

Confidentiality Notice: This email message and any files transmitted with it may contain confidential information intended only for the person(s) to whom this email is addressed. If you have received this email in error, please notify the sender immediately by phone

1/9/2012

(7)

**Brandon Mark**

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**From:** Angela Papillo [apapillo@comcast.net]  
**Sent:** Monday, January 09, 2012 10:33 AM  
**To:** dunn@cityoffrederick.com; Gabrielle Dunn; Joe Adkins; Brandon Mark  
**Subject:** Parking Garage Entrance to FMH Hospital on Park Ave

Dear Commissioners,

I am writing to request your help with the potential parking garage entrance to FMH on Park Avenue. I believe putting an entrance at this location will increase the risk to children living in this neighborhood because of the increased traffic flow in the area. There is a school in this neighborhood as well (Monocacy Valley Montessori Public Charter School), and the city has strict guidelines for cars entering both the school parking lot (off 5<sup>th</sup> Street) and entering the carline (from Elm Street). The guidelines for school traffic were created to decrease traffic flow heading north from Dill Avenue, and to create what is surely a safe environment for families living in the neighborhood of the school.

If there is a parking garage entrance on Park Avenue, the traffic heading both north on Elm Street and west on Park Avenue will surely create traffic flow issues within the neighborhood in addition to creating a potentially very dangerous situation for children and residents who live in the immediate neighborhood. Folks living south of the 7<sup>th</sup> Street entrance will surely take Elm Street to the entrance on Park Avenue increasing the traffic flow in the direction the city has specifically requested the school avoid. My specific request is you, as commissioners, vote against creating a new entrance to the parking garage at FMH on Park Avenue.

Thank you,

Angela Papillo  
9080 Clendenin Way  
Frederick, MD 21704  
301-831-8751

**Brandon Mark**

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**From:** Gabrielle Dunn  
**Sent:** Tuesday, January 10, 2012 8:37 AM  
**To:** 'JoAnn Griffin'  
**Cc:** Brandon Mark  
**Subject:** RE: FMH Garage Expansion  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
Ms. Griffin

Thank you for taking the time to submit comments regarding the pending application. We will include your email with the Planning Commission's back up for the meeting on the 23<sup>rd</sup> and as part of the public record. With regards to your concern about the snow emergency route, that has been a concern voiced by other residents in the community and we have sought confirmation from our staff in the Department of Public Works who have indicated that there are no plans to designate Park or Elm as a Snow Emergency Route nor would it be a likely candidate ever in the future due to the availability of much higher "order" streets like 7<sup>th</sup> which carry a larger volume of traffic.

Please let me know if you have any additional questions/concerns!

Thanks  
Gabrielle

**From:** JoAnn Griffin [mailto:joanngriffin1960@yahoo.com]  
**Sent:** Monday, January 09, 2012 9:06 PM  
**To:** Carreanne Eyler; Gabrielle Dunn  
**Subject:** FMH Garage Expansion

JoAnn Griffin  
240 West 5th Street  
Frederick, MD 21701

Frederick City Planning Commission  
Municipal Office Annex  
140 W. Patrick Street  
Frederick, MD 21701

January 9, 2012

Dear Planning Commission,

I am writing to you in regard to the petition by Frederick Memorial Healthcare System asking to be granted permission to create an entrance/exit from its parking deck onto Park Avenue. Please note that I am opposed to this plan. My reasons are as follows.

1/10/2012

1. Safety: The area surrounding Park Avenue is overwhelmingly residential with many of the households containing children under the age of 18 years. These children are not provided school bus service making it necessary for them to oft times walk to school. Because Elm Street, Park Avenue, Trail Avenue, and 5th Street residents use the streets to park, the sides of the street are nearly always fully parked. This severely inhibits a child's ability to see clearly into the street AND for the child to be seen by drivers in a rush to make it to or from work.

2. Traffic Jams: Presently, twice a day when the parents of Montesorri School students are dropping off or picking up, there is a back up from Evergreen Alley back onto Elm Street and sometimes as far back as Dill Avenue. This, coinciding with shift changes at the hospital would quickly lead to a real mess.

The school traffic notwithstanding, simple volume during a hospital shift change coupled with a difficult intersection of Elm and Dill (where presently it is impossible to see oncoming traffic on Dill until you've crept up enough to be in the westbound lane of Dill) will quickly create a back-up.

Another problem on all the neighborhood roads will be created whenever one of the residents tries to parallel park. Presently, even when I indicate my intention to park, impatient drivers behind me will pull into the oncoming lane to go around instead of waiting until I've parked. Again, envision someone in a hurry to get to work, and it only makes sense that there will be collisions to come.

3. Snow Removal: Does the city plan to make our neighborhood a priority for snow removal? In past blizzards, we have been very low on the list for being cleared. Several years ago, we had only one very narrow lane of passage for over a week. With cars parked on both sides of the street, there isn't any place to put excess snow. We are dependant upon the city sending in skid loaders and dump trucks. And I would be greatly opposed to making these residential streets a snow emergency route since many of us, like me, do not have off street parking options.

4. Hood College: Once FMH employees become frustrated with Elm Street backups, they will figure out a way to go through Hood College to get to Rosemont Avenue. I don't think the College will be too happy about this.

In short, Elm, W 5th, Park, and Trail simply were not built to accommodate the type of traffic that they would see if the parking deck had an entrance onto Park Avenue. The hospital does have other and better options. When the deck was originally built, FMH promised the neighborhood that there would never be an entrance onto Park Avenue. Now, an institution that prides itself on being a "good neighbor" wants to renege on that promise. That makes it hard to believe any promises they are making now.

Thank you for your consideration on behalf of the those of us who are proud to call Frederick our home.

Sincerely,

JoAnn Griffin

(9)

**Brandon Mark**

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**From:** Randy Knight [randallknight@hotmail.com]  
**Sent:** Tuesday, January 10, 2012 9:55 AM  
**To:** Gabrielle Dunn  
**Cc:** Joe Adkins; Brandon Mark; dsevern@fredericklaw.com  
**Subject:** RE: FMH

Ms Dunn,

Thank you for your explanation of the process that the city uses for reviewing site plans. I understand that you are bound by the rules set forth in the attached.

Randy Knight

---

**Subject:** FMH  
**Date:** Mon, 9 Jan 2012 17:09:22 -0500  
**From:** gcollard@cityoffrederick.com  
**To:** randallknight@hotmail.com  
**CC:** jadkins@cityoffrederick.com; bmark@cityoffrederick.com

Mr. Knight,

It is my understanding that your group has requested that the FMH plan be added to the January 17<sup>th</sup> Planning Commission workshop for further discussion. The agenda for that meeting has been set and, as you are aware, the FMH plan has already been reviewed at a workshop and is scheduled for the next stage of the process-- a hearing on January 23<sup>rd</sup>.

The Rules of Procedures for the Planning Commission state that a workshop shall be held the third Monday of the month to review new development proposals and other items tentatively scheduled for the next regular meeting by the Commission. It goes on to state that there is no formal public comment scheduled at the workshop. The FMH plans were reviewed by the Commission at their December workshop and as such, they have been reviewed in accordance with the Rules of Procedure.

In general, the workshop is reserved for applicants of projects to present their proposal and for staff and Commission discussion on those official applications. By definition, the applicant is the person(s) firm or governmental agency who executes the necessary forms to procure official approval of a development proposal, project, etc., including their designated agent and, as such, it is not appropriate to allow someone without ownership interest (or their designated representative) to submit plans for consideration through this process. With that being said, any information from your group would constitute public comment and we would be more than happy to distribute it to the Commission in advance of their upcoming meeting. I would also encourage you to provide those documents to the applicant of the property for their consideration so that at the public hearing, everyone is informed of your recommendations and we can have a meaningful conversation regarding any alternatives.

I hope this clarifies the process a bit and provides some direction in moving forward, please let me know if you need anything else.

Thank you

Gabrielle

*Gabrielle Dunn  
Division Manager of Current Planning*

1/10/2012

*140 W Patrick Street  
Frederick, Maryland 21701  
(301) 600-1883*

*Gabrielle Dunn  
Division Manager of Current Planning  
140 W Patrick Street  
Frederick, Maryland 21701  
(301) 600-1883*

(10)

**Brandon Mark**

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**From:** Gabrielle Dunn  
**Sent:** Tuesday, January 10, 2012 11:25 AM  
**To:** 'Caminals-Heath, Roser'  
**Cc:** Brandon Mark  
**Subject:** RE: FMH Plan

Thank you all for taking the time to express your concerns. We will include your comments in the background materials for the Commission at their hearing on the 23<sup>rd</sup> and will also include it as part of the public record on this case.

Please let me know if you have any additional questions/concerns.

Thank you

Gabrielle

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**From:** Caminals-Heath, Roser [mailto:rheath@hood.edu]  
**Sent:** Tuesday, January 10, 2012 11:16 AM  
**To:** Carreanne Eyler; Gabrielle Dunn  
**Subject:** FMH Plan

We want to express our complaint about FMH's decision to proceed with the construction of a Park Avenue entrance to the hospital garage. Both Park Avenue and Elm St are short, narrow thoroughfares located in an exclusively residential neighborhood which is not designed to become the main route to the hospital or to absorb the heavy traffic involved in the process. The arguments against the project are the following:

1. Security: Being a residential neighborhood, there are numerous children and some elderly people among its residents. The daily presence of trucks and heavy equipment for an extended period of time will threaten their safety.
2. Urban regulations: The two streets are too narrow and the space to access the garage from Park Avenue insufficient as stipulated by the law.
3. Living conditions: The noise and disturbance of traffic patterns would cause a marked deterioration of living conditions.
4. Health: Pollution from construction and heavy traffic would seriously damage the air quality of a residential neighborhood.

When renters or buyers choose streets like Park Avenue or Elm, they do so based on the quality of life they have a right to expect from a quiet, residential neighborhood. This right must be respected.

Roser Caminals-Heath  
William Heath  
Joseph Caminals

507 Elm St.

**Brandon Mark**

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**From:** Gabrielle Dunn  
**Sent:** Thursday, January 12, 2012 7:54 AM  
**To:** 'molly n'  
**Cc:** Brandon Mark  
**Subject:** RE: FMH Park Ave. Garage Entrance

Thank you for taking the time to express your concerns Ms. Nathanson. Your email will be forwarded to the Commission for their consideration at the January 23, 2012 hearing and will be included as part of the public record for this case.

If you have any additional questions/concerns, please let me know.

Thank you

Gabrielle

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**From:** molly n [mailto:mollyrn1@yahoo.com]  
**Sent:** Wednesday, January 11, 2012 9:00 PM  
**To:** Carreanne Eyler; Gabrielle Dunn  
**Subject:** FMH Park Ave. Garage Entrance

Hello,

I live on Park Ave. directly across from the side parking lot that they opened about five years ago. I am 100% AGAINST the proposal of the hospital to put an entrance to their parking deck on Park Ave. I am amazed at the amount of traffic all ready existing on a one block street! As it is, the residents who live on this street have to put up with FMH's deliveries which seem to go 24 hours. Not to mention the fact that they SPEED. Secondly, there is Hood College parking lot at the end of the street adding traffic. Thirdly the Monocacy Valley Charter School pick up which brings congestive traffic to Oak/Dill. And fourthly, the cut through in the side parking lot of the hospital has led to many people using it as a short cut to getting to Dill Ave. This is a NEIGHBORHOOD! Not a major street! It is basically ONE block long! To allow an entrance to be added, even for employees only, would simply add an OVERWHELMING amount of traffic to an all ready overrun short,neighborhood street. Allowing this to happen would be a major mistake in the overall control of traffic as well as a slap in the face to those who try to live in the shadow of a, growing to big for it's footprint, hospital. I understand the need for expansion for a growing hospital and community but I DO NOT see the necessity for this entrance other than perhaps of convenience to the hospital while the other deck is being built as well as perhaps a way to cut building costs. Maybe the hospital should consider a satellite parking area with a shuttle for the employees. Many businesses employe this practice. This would open up the old parking deck for hospital visitors as well. I urge you to please not allow the entrance on Park Ave. The size of this street and the surrounding side streets can not handle anymore traffic. They are called SIDE streets for a reason.

Against the Park Ave. Entrance,  
Molly Nathanson

## Brandon Mark

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From: Gabrielle Dunn  
Sent: Thursday, January 12, 2012 9:12 AM  
To: 'Joe Dorr'; Kelly Russell  
Cc: randallknight@hotmail.com; Brandon Mark  
Subject: RE: Stop FMH Park Avenue garage entrance

Thank you Mr. Dorr for taking the time to express your concerns. Your email will be forwarded to the Commission for their consideration at the upcoming meeting on January 23rd and will be entered into the public record for this case.

Thank you

Gabrielle

-----Original Message-----

From: Joe Dorr [mailto:joe@dorrstep.com]  
Sent: Wednesday, January 11, 2012 6:51 PM  
To: Carreanne Eyler; Gabrielle Dunn; Kelly Russell  
Cc: randallknight@hotmail.com  
Subject: Stop FMH Park Avenue garage entrance

Dear Ms Eyler, Ms Dunn and Ms. Russell,

Please do everything you can to see that NO PARKING GARAGE ENTRANCE OR EXIT IS ALLOWED FROM PARK AVENUE and Elm Street. My home backs closely onto Dill Avenue at the approach to Elm Street and I fear for the safety and tranquility of our neighborhood. Additionally, I understand that this entrance is A VIOLATION OF THE CITY'S COMPREHENSIVE PLAN LAND USE POLICIES.

The entrance and exit requirements can continue to be met from 7th Street by rerouting traffic on FMH property even during construction. Neither is a this garage entrance necessary to serve in the event of an emergency shutdown of 7th Street as the entire campus is and will continue to accessible from other streets. The FMH request is made to save a small amount of construction money when much more significant considerations should drive this decision.

Any "temporary" entrance request should also be DISAPPROVED because a temporary entrance endangers children in our neighborhood and facilitates permanent approval. Once again, please do everything that you can to see that NO PARKING GARAGE ENTRANCE OR EXIT IS ALLOWED FROM PARK AVENUE.

Thank you,

Steven Joseph Dorr  
314 North College Parkway  
Frederick, Md. 21701

(13)

**Brandon Mark**

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**From:** Gabrielle Dunn  
**Sent:** Tuesday, January 17, 2012 7:38 AM  
**To:** 'Esther Ziegler'  
**Cc:** Brandon Mark  
**Subject:** RE: Planned entrance to FMH parking garage

Thank you Rev. Ziegler for taking the time to submit your comments. Your email will be included in the packet of background materials provided to the Commission for the hearing on the 23<sup>rd</sup> and will be entered into the public record for the case.

Please feel free to contact me if you have any additional comments or questions.

Thank you

Gabrielle

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**From:** Esther Ziegler [mailto:revesther@comcast.net]  
**Sent:** Friday, January 13, 2012 3:20 PM  
**To:** Carreanne Eyler; Gabrielle Dunn  
**Subject:** Planned entrance to FMH parking garage

I am writing to voice our concern about the planned new entrance to the FMH parking garage. My husband and I have lived on Park Ave. for 11 years and have watched many changes to the hospital over these years. As a clergyperson who frequently visits in the hospital, I enjoy being so close to it and appreciate the need for increased parking. However I must also admit that I have not been impressed with the planning strategies they must have used in coming up with ideas such as putting the waiting areas for families with members undergoing surgery right off the main hallway...and this just as HIPPA and all the concern for confidentiality came into effect...and opening an entrance for the birth center that is only open certain hours and those hours aren't consistent. It seems to me that putting the entrance to the garage off of Park Ave. rather than off of 7<sup>th</sup> St. falls into the same category of poor planning. Elm Street and Park Ave. are residential areas with young children playing on the sidewalks while 7<sup>th</sup> St. is a main artery with businesses along it. The recent construction of, and popularity of, the playground area on the park grounds right across the street from our home seems to be an indication that the hospital planners have not considered at all the danger to children of having Elm St. and Park Ave. used as the primary roads for entrance and exit to the garage. I encourage you to deny approval of the plan to make a new entrance to the parking garage that will so heavily impact this residential neighborhood. Sincerely, Esther Ziegler

The Rev. Esther R. Ziegler  
310 Park Ave.  
Frederick, MD 21701  
301-846-9224

1/17/2012

**CITY OF FREDERICK  
PLANNING COMMISSION  
PROJECT STAFF REPORT**

January 23, 2012

**PROJECT INFORMATION**

**AGENDA ITEM:**

**NAME OF PROJECT:** Frederick Memorial Hospital (FMH) – Parking Deck  
Expansion  
**TYPE OF PROJECT:** Combined Forest Stand Delineation and Preliminary Forest  
Conservation Plan.  
**CASE NUMBER:** PC11-804FSCB

**PROPERTY OWNER:** Frederick Memorial Healthcare System  
C/o Craig Rosendale  
**ADDRESS:** 400 W. 7<sup>th</sup> St.  
Frederick, MD 21701

**DEVELOPER:** Same as above  
**ADDRESS:**  
**PHONE NUMBER:** 240-566-3300

**APPLICANT:** Fox & Associates, Inc.  
C/o Joseph Ceci  
**ADDRESS:** 82 Worman's Mill Ct., Suite G  
Frederick, MD 21701  
**PHONE NUMBER:** (301) 695-0880

**PROPERTY  
LOCATION:** 400 W. 7<sup>th</sup> St.

**REVIEWED BY:** Brandon Mark  
**DATE:** January 3, 2012

**EXHIBITS:** N/A

**PROJECT PROPOSAL**

The Applicant is requesting approval for a Combined Forest Stand delineation and Preliminary Forest Conservation plan for Frederick Memorial Hospital (FMH), for mitigation through offsite afforestation.

**BACKGROUND INFORMATION**

<b>PRIOR CASES</b>	<b>Case Number &amp; Date of Approval</b>
Annexation	N/A
Zoning Map Amendment	N/A
Sketch Plan	11-127SKT
Master Plan	N/A
Preliminary Subdivision Plan	N/A
Final Subdivision Plan	99-37
Final Site Plan	99-52, PC01-73FSI, STF02-29FSI, STF05-740FSI, STF07-465FSI, PC11-254FSI, PC11-254FSI
Forest Stand Delineation	PC11-804FSCB
Preliminary Forest Conservation Plan	PC11-804FSCB
Zoning Board of Appeals Cases	N/A
Archeological Assessment	11-600AA – No further investigation recommended

<b>DEVELOPMENT CHARACTERISTICS</b>	<b>Area</b>
Total Lot Area	15.85 acres
Property Zoning	IST
Number & Type of Units	N/A
Roadway Dedication	None
Open Space (HOA)	N/A
Park Land Dedication	N/A

<b>ENVIRONMENTAL CHARACTERISTICS</b>	<b>Area</b>
Disturbed Lot Area	88,033sf
Impervious Surface Ratio	81.3%
Floodplain on Site	No
Disturbed Floodplain	N/A
Nontidal Wetlands on Site	No
Disturbed Wetlands	N/A
MDE Permit Required	No

## STAFF COMMENTS & ANALYSIS

The proposed Combined Forest Stand Delineation and Preliminary Forest Conservation Plan is being filed in conjunction with the final site plan application for the parking garage expansion at Frederick Memorial Hospital (FMH). The Applicant has proposed to fulfill the requirements of Section 721 of the LMC entitled, *Forest Conservation*, through off-site afforestation.

The FMH parcel is 15.85 acres, in which the proposal for the parking deck expansion creates the necessity to mitigate 4.09 acres. During the 1999 final site plan review for the Phase 2 expansion of the hospital, which involved the initial parking deck expansion as well as the power plant facilities and loading docks, a modification of the forest conservation requirements was granted to alleviate the hospital from mitigating for 11.76 acres. With the proposed expansion at this time, the 4.09 remaining acres necessitates 0.61 acres of off-site afforestation.

The Applicant intends on mitigating the 0.61 acres on their East Church Street property where there are priority planting areas including floodplain. The proposed off-site forest mitigation must be completed through a separate Forest Stand Delineation and Preliminary Forest Conservation Plan, or combination thereof. As a condition of final site plan approval, the plans for the off-site afforestation must be unconditionally approved prior to unconditional approval of the final site plan. In addition, the Final Forest Conservation Plan for the off-site mitigation must be unconditionally approved and all necessary bonds and agreements in place prior to the issuance of a building permit for the parking garage expansion.

## STAFF RECOMMENDATION

Staff recommends unconditional approval of the Combined Forest Stand Delineation and Preliminary Forest Conservation Plan PC11-804FSCB.